

INDUSTRIAL FOR LEASE

AVAIL SF: 4,059
 TOTAL BLDG SF: 196,076



ADDRESS 9220-9268 HALL RD UNIT 9262.5, DOWNEY CA ZIP 90241

Professional Business Environment
Manufacturing Uses Allowed
Newly Constructed in 2008, Security Gated
12'x14' Loading Door, Well Appointed Offices
18' Minimum Warehouse Clearance/Sprinklered/M2 Zoned
Quick Access to the 5, 605 & 105 Fwys

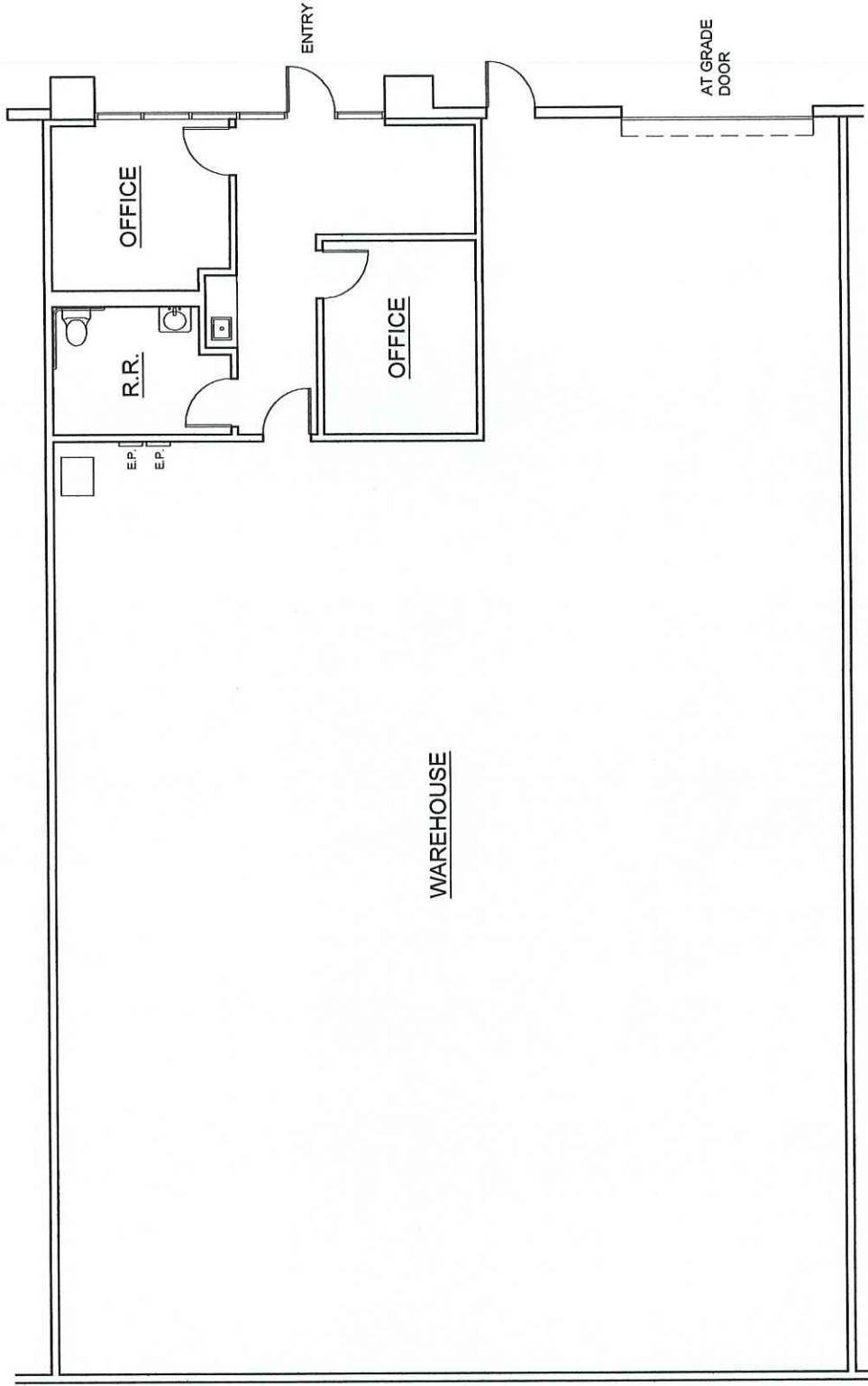
LEASE RENTAL \$ 3,734 /mo Gross 0.920 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession D-04/16/18 Tax \$ 5,140.00 Yr 2017-2018
 Avail SF 4,059 Power A 200 V 277-480 Ø 3 W 4
 Min. SF 4,059 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12 x 14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
 Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 605 # 2
 Pkg 4 Yard No Yr Blt 2008 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-C6 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1331062
 FIRM Penta Pacific Properties 02/23/18
 FTFCF CB250Y200S000/AOAA Notes Base rent of \$3,734/mo. (.92) + CAM of \$366/mo. (.09) = Total monthly rent of \$4100/mo. (\$1.01). Annual 3% bump. (See Reverse). DRE Lic. #00915372 (DW) & #00346517 (PPP)

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
 © American Industrial Real Estate Association



9262 1/2 Hall Road | Downey

4,059 SF



**Rexford
Industrial**

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE. HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.