

# LAND

# FOR SALE

AVAIL SF: **87,687**ACRES: **2.01**ADDRESS **2514 S GRAND AV, LOS ANGELES CA** ZIP **90007**

## THREE STREET FRONTAGE DEVELOPMENT SITE

**228 - 250 W. 25TH STREET**  
**2504 - 2528 S. GRAND AVE.**  
**229 - 243 W. ADAMS BLVD.**

LEASE RENTAL \$ **NFL** /mo Gross \_\_\_\_\_ Net \_\_\_\_\_ Term \_\_\_\_\_  
SALE PRICE \$ **18,900,000** Price/SF \$ **215.54** Tax \$ **TBD** Yr **2008-2009**  
Terms **CASH TO SELLER** Possession **COE**  
Avail SF **87,687** Dim **IRR X IRR** Assessor's Parcel # **SEE NOTES BELOW**  
Min. SF **87,687** Add'l St. Ded. **TBD** Sewer Lines **Yes - VERIFY**  
Fenced **Y** Paved **Y** Rail **NONE** Water Lines **Yes - VERIFY**  
Net Avail SF **87,687** Gas Lines **Yes - VERIFY**  
Build To Suit **NO** General Topography **FLAT**  
Easements **TBD** Bldg(s) SF & Description **19 UNITS = APPROX 65,000'**  
Thomas Bk Pg# **634-C7** Zone **M1**  
Soil Report **N** Environmental Report(s) **NO**  
AGENT **Lee H Aceves (213)975-9500 x102, Al Rose (213)975-9500 x 101** Region **C** Listing # **1191304**  
FIRM **Great Western Industrial** 04/11/08  
FTCF **000N000S100/AOAA** Notes **5126-019-001, 5126-019-005, 5126-019-006, 5126-019-007, 5126-019-008, AND 5126-019-009. BUYER MUST INDEPENDENTLY VERIFY ALL INFORMATION. COLISTED WITH LEE & ASSOCIATES**

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.  
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