

# INDUSTRIAL FOR LEASE

AVAIL SF: **31,000**

TOTAL BLDG SF: **52,000**



ADDRESS **711 E ROSECRANS AV, LOS ANGELES CA** ZIP **90059**

**SEE SALE BROCHURE @ 52,000 SQ. FT.**

**ALSO AVAILABLE @ 21, 000 SQ. FT.**

**WITHIN COUNTY AREA: NO CURRENT CITY BUSINESS LICENSE**

<b>LEASE RENTAL \$ 19,840</b>		/mo	Gross <b>0.640</b>	Net	Term <b>2 YEARS</b>
<b>SALE PRICE \$ NFS</b>			Price/SF \$	Tax \$ <b>TBD</b>	Yr <b>2008-2009</b>
Terms					Possession <b>EOL</b>
Avail SF <b>31,000</b>	Dim <b>IRR X IRR</b>	Power <b>A</b>	<b>400</b>	V <b>120-208</b>	Ø <b>3</b> W <b>4</b>
Min. SF <b>21,000</b>	Dim <b>IRR X IRR</b>	Lighting <b>FLUOR</b>	Heat <b>NONE</b>	Cooling <b>NONE</b>	PWR Notes <b>MUST VERIFY</b>
Land SF <b>POL</b>	Dim	Trk Hi Pos <b>2</b>	Dim <b>10x9</b>		
Const <b>CTU</b>	Roof <b>LAM</b>	Grd Lev Drs <b>1</b>	Dim <b>12x14</b>	Well <b>Y</b>	
Rail <b>NONE</b>	Storage Mezz SF <b>0</b>	Incl in Avail SF <b>N</b>	Rest Rms: M <b>1</b>	W <b>1</b>	
Sprkd <b>ORD/HAZ</b>	Min Clr Hgt <b>24</b>	<b>OFFICE DATA</b>	Ofc SF <b>0</b>	# <b>0</b>	Rest Rms: M <b>0</b> W <b>0</b>
Pkg <b>31</b>	Fenced <b>Y</b>	Yr Blt <b>1984</b>	A/C <b>N</b>	Heat <b>N</b>	Finished Ofc Mezz SF <b>4,582</b> Incl in Avail SF <b>N</b>
Thomas Bk Pg# <b>734-E3</b>		Zone <b>M2LC</b>	To Show <b>Open - M-F, 9-5*</b>	Sp. Feat.	
<b>AGENT Lee H Aceves (213)975-9500 x102, Al</b>		<b>Rose (213)975-9500 x 101</b>		Region <b>S</b>	Listing # <b>1185537</b>
FIRM <b>Great Western Industrial</b> 02/22/08					
FTCF <b>CB250N000S200/AOAA</b>		Notes <b>LESSEE MUST VERIFY ALL INFORMATION. *LEAVE BUS. CARD</b>			

**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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