

INDUSTRIAL FOR SALE

AVAIL SF: **52,000**

TOTAL BLDG SF: **52,000**



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

24 FOOT CLEARANCE ON 31, 000 SQ. FT

SEE LEASE BROCHURE @ 31,000 SQ. FT.

WITHIN COUNTY AREA: NO CURRENT CITY BUSINESS LICENSE

LEASE RENTAL \$ NFL		/mo	Gross	Net	Term		
SALE PRICE \$ 5,980,000			Price/SF \$ 115.00	Tax \$ TBD	Yr	2008-2009	
Terms ALL CASH TO SELLER					Possession	COE	
Avail SF 52,000	Dim IRR X IRR	Power A	400	V	120-208	Ø	3 W 4
Min. SF 52,000	Dim IRR X IRR	Lighting FLUOR	Heat NONE	Cooling NONE	PWR Notes	MUST VERIFY	
Land SF 92,774	Dim IRR X IRR	Trk Hi Pos 6	Dim 2: 17X9; 2:10X9				
Const CTU	Roof LAM	Grd Lev Drs 1	Dim 12X14	Well	Y		
Rail NONE	Storage Mezz SF 4,582	Incl in Avail SF N	Rest Rms: M 2	W 2			
Sprkd ORD/HAZ	Min Clr Hgt 12	OFFICE DATA	Ofc SF 3,780	# 10	Rest Rms: M 1	W 1	
Pkg 73	Fenced Y	Yr Blt 1958R84	A/C Y	Heat Y	Finished Ofc Mezz SF 0	Incl in Avail SF N	
Thomas Bk Pg# 734-E3		Zone M2LC	To Show Open - M-F, 9-5*	Sp. Feat.			
AGENT Lee H Aceves (213)975-9500 x102, Al		Rose (213)975-9500 x 101		Region S	Listing # 1185688		
				FIRM Great Western Industrial	02/22/08		
FTCF CB000N000S200/AOAA		Notes NOT INCLUDED IN FOOTAGE: (1) 6,400' +- METAL SHED (SHED OCCUPIES 31 PARKING SPACES) AND (2) 4,582' MEZZ/SHOWROOM. BUYER MUST VERIFY ALL INFO. *LEAVE BUS. CARD					

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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