

INDUSTRIAL FOR LEASE

AVAIL SF: 3,000

TOTAL BLDG SF: 40,558



ADDRESS 2857 E PICO BL, LOS ANGELES CA ZIP 90023

**Great Downtown LA Location
Pico Blvd & Soto St
Excellent For Warehouse / Manufacturing
Dock High Loading
Easy Access To Major Freeways
Ample Street Parking**

LEASE RENTAL \$ 1,698 /mo Gross 0.566 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 3,000 Dim IRR X IRR Power A 400 V 240-240 Ø 3 W 4
 Min. SF 3,000 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 1 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 0 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 16 OFFICE DATA Ofc SF 0 # TBD Rest Rms: M TBD W TBD
 Pkg _____ Fenced Y Yr Blt 1935 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 675-A1 Zone LAM2,3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Betty Kim (323)939-8585 Region C Listing # _____
 FIRM Astro Realty
 FTCF CB250N000S000/AOAA Notes Call (310)270-5088 for more info. All measurements are approximate. Lessee to verify all information. Const: Poured Concrete.

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.