

# INDUSTRIAL FOR LEASE

AVAIL SF: 750

TOTAL BLDG SF: 5,185



ADDRESS 5304 E WASHINGTON BL, LOS ANGELES CA ZIP 90040

**Remodeled in 2009**  
**Corner Of Washington Blvd & Strong Ave**  
**Hard To Find Unit Great For Many Uses**  
**High Traffic Location \*\*\* Great Retail Potential**  
**Ample Parking Area For 20+ Cars**

LEASE RENTAL \$ 1,000 /mo Gross 1,333 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 750 Dim IRR X IRR Power A 200 V 120-480 Ø 3 W 3  
 Min. SF 750 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 17,450 Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const VERIFY 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 NO Min Clr Hgt 8 OFFICE DATA Ofc SF 0 # TBD Rest Rms: M TBD W TBD  
 Pkg 20 Fenced N Yr Blt 1941 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 675-G3 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Betty Kim (323)939-8585 Region C Listing # \_\_\_\_\_  
 FIRM Astro Realty  
 FTCF CB200N000S000/AOAA Notes Lease Term: Submit. Call (310) 270-5088 for more info. All measurements are approximate. Lessee to verify all information. HVAC. Special Features: Retail Potential, Extra Parking & Extra Land.

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.