

INDUSTRIAL SUBLEASE

AVAIL SF: 1,000

TOTAL BLDG SF: 5,300



ADDRESS 768 S STANFORD AV, LOS ANGELES CA ZIP 90021

Stanford Ave & 8th St
Excellent Warehousing Location in Downtown LA
Gated Area ** Sky Lights ** Sprinklered
New Offices & Bathrooms ** Good Power
Available Immediately

LEASE RENTAL \$ 800 /mo Gross 0.80 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 1,000 Dim IRR X IRR Power A 400 V 220-240 Ø 3 W 4
 Min. SF 5,300 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 6,230 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 2 Dim Verify 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 14 OFFICE DATA Ofc SF 0 # TBD Rest Rms: M TBD W TBD
 Pkg 1 Yard No Yr Blt 1972 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 634-H6 Zone LA,M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Betty Kim (323)939-8585 Region C Listing # _____

FIRM Astro Realty

FTCF CB250N000S000/AOAA Notes Lease Term: 3-5 Years - Submit. Lessee to verify all info. Sp. Feat. Freestanding Building.

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.