

INDUSTRIAL FOR LEASE

AVAIL SF: 3,250

TOTAL BLDG SF: 62,326



ADDRESS 955 MERIDIAN AV, ALHAMBRA CA ZIP 91803

Major Price Reduction
Available Immediately
Multi-Tenant Industrial Park
Six Miles To Downtown LA
18' Minimum Clearance Height/Skylights/Sprinklers

LEASE RENTAL \$ 2,763 /mo Gross 0.850 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 49,700.00 Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 3,250 Dim IRR X IRR Power A 100 V 120-208 Ø 3 W TBD
 Min. SF 3,250 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 180,774 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 18 OFFICE DATA Ofc SF 519 # TBD Rest Rms: M TBD W TBD
 Pkg 6 Yard No Yr Blt 1988 A/C TBD Heat TBD Fin Ofc Mezz SF 590 Incl in Avail SF N
 Thomas Bk Pg# 595-H6 Zone PDA To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT John Repstad (213)892-8881 x269 Region E Listing # 1208709
 FIRM Realty Advisory Group, 01/30/09
 FTCC AP600N000S000/AOAA Notes No. Of offices: 1. 590 SF finished ofc mezz not incl in available. 6% to procuring broker. Available Immediately.

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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