

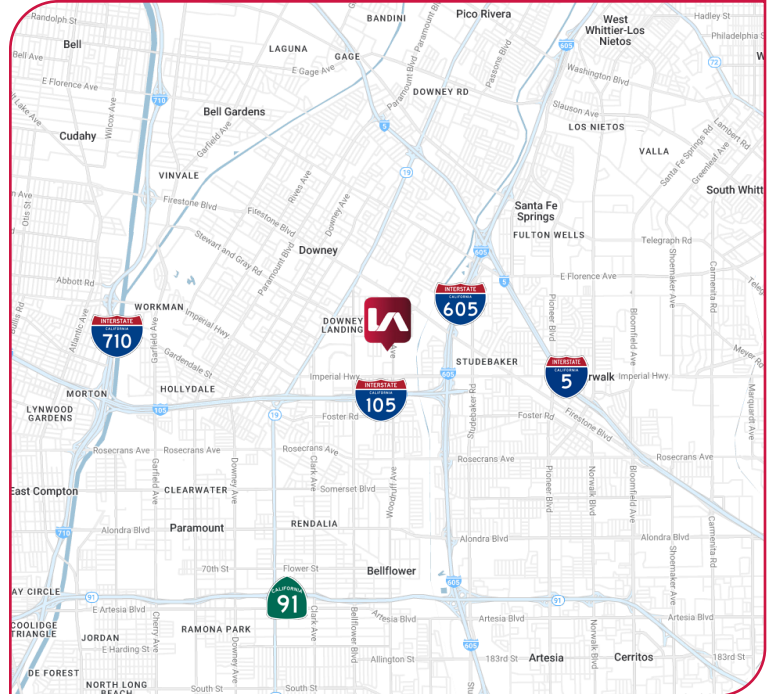


PRICING BREAKDOWN

Building Size	±7,900 SF
Lease Rate / SF	\$1.50 Gross
Lease Rate / Mo	\$11,850.00

PROPERTY DETAILS

- Highly Functional Distribution/ Mfg. Facility
- Two (2) Large Fenced Yards
- ±1,100 SF of Quality Office
- Two (2) Ground-Level Doors
- 13' Minimum Warehouse Clearance
- 400 amps, 240/480 volt Electrical System
- Industrial Park Environment
- Easy Access to 91, 710, 105, 5, & 605 Freeways



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SCOTT KROMAN

License ID # 00998564

skroman@lee-associates.com

562.568.2026

DUSTIN BYINGTON

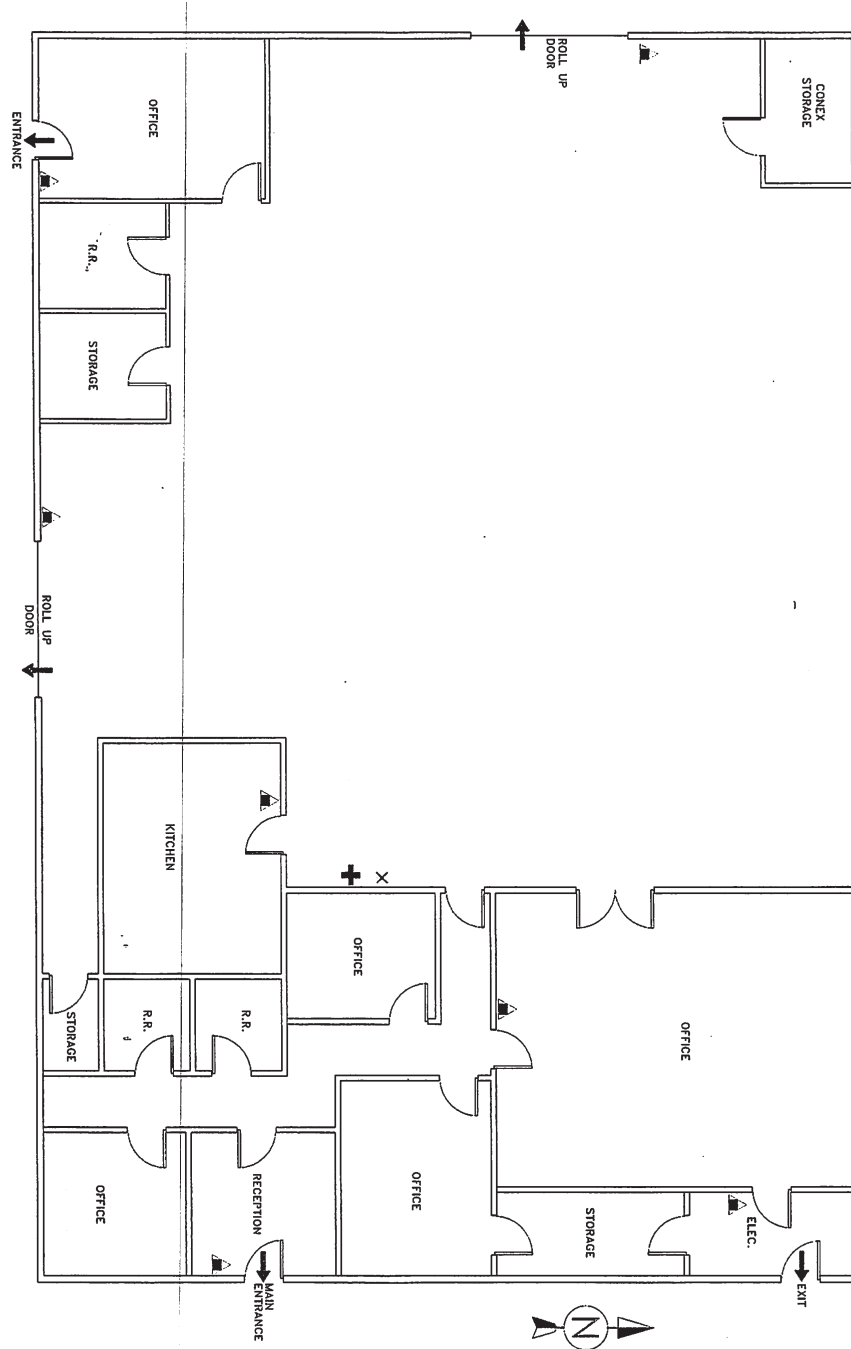
License ID # 01838103

dbyington@leelalb.com

310.965.1747

Lee & Associates Los Angeles - Long Beach
DRE License 01069854

Lee & Associates Industry
DRE License 01125429



This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SCOTT KROMAN

License ID # 00998564

skroman@lee-associates.com

562.568.2026

DUSTIN BYINGTON

License ID # 01838103

dbyington@leelalb.com

310.965.1747

Lee & Associates Los Angeles - Long Beach
DRE License 01069854

Lee & Associates Industry
DRE License 01125429