



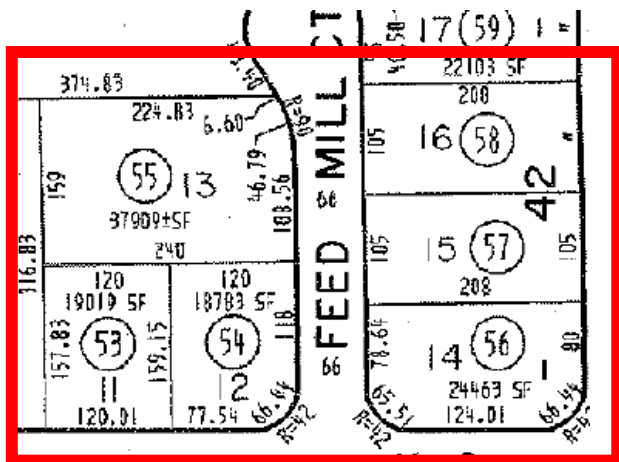
## PROPERTY OVERVIEW

Size (Acres)	3.30 AC
Size (SF)	143,825 SF
Zoning	LRHI
Price	\$600,000
Price/Acre	\$181,818
Price/SF	\$4.17
Number of Parcels	6

APN	ACRES	SQ FT
3137-012-053	0.44	19,008
3137-012-054	0.43	18,782
3137-012-055	0.87	37,821
3137-012-056	0.56	24,499
3137-012-057	0.50	21,851
3137-012-058	0.50	21,864
<b>Total</b>	<b>3.30 AC</b>	<b>143,825 SF</b>

- 6 separate parcels all zoned Heavy Industrial
- Chain link fence surrounding the perimeter
- Large rolling gate for easy truck access
- Close to 14 Freeway
- Utilities nearby (buyer to verify)
- Inquire about removing cul de sac easement
- Property owner to the north will cooperate

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CONTACT: