

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 7,326

TOTAL BLDG SF: 7,326



ADDRESS 375 E BEACH AV, INGLEWOOD CA ZIP 90302

RARE FIND - LAX AREA BUILDING FOR SALE OR LEASE
SECURE BUILDING WITH FENCED PARKING FOR APP. 8 CARS
CLOSE TO LAX AND 405 FREEWAY
HEAVY POWER * KITCHENETTE
FULLY SPRINKLERED * TWO (2) SHOWERS
SKYLIGHTS * CLEAN OFFICE BUILD-OUT

LEASE RENTAL \$ 8,058 /mo Gross 1,099 Net _____ Term 3 - 5 YEARS
 SALE PRICE \$ 1,075,000 Price/SF \$ 146.74 Tax \$ 4,900.00 Yr 2004-2005
 Terms ALL CASH Possession D-11/01/06
 Avail SF 7,326 Dim IRR X IRR Power A 200 V 220 Ø 3 W _____
 Min. SF 7,326 Dim IRR X IRR Lighting FLUOR Heat SPACE Cooling NONE PWR Notes VERIFY
 Land SF 11,000 Dim 110 X 100 Trk Hi Pos 0 Dim _____
 Const BLK Roof WDB Grd Lev Drs 2 Dim 10X10 Dock N Well N
 Foil N Sklts Y Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd ORDHAZ Min Clr Hgt 11 OFFICE DATA Ofc SF 1,500 # 4 Rest Rms: M 1 W 0
 Pkg 8 Fenced Y Yr Blt 1956 A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 703-D1 Zone M1 To Show Call Broker - OCCUPIED Sp. Feat. _____
 AGENT Lance Levin (310)839-3333 Region W Listing # 1152188
 FIRM Lancelot Commercial 10/27/06
 FTFC CB250Y125S250/AOAA Notes CURRENTLY DIVIDED INTO 5,800 AND 1,500 SQ.FT.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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