

# INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 10,000

TOTAL BLDG SF: 10,000



ADDRESS 5812 W PICO BL, LOS ANGELES CA ZIP 90019

**WESTSIDE BUILDING FOR SALE OR LEASE**  
**FULLY AIR CONDITIONED BUILDING WITH NICE FINISHES**  
**RETAILER/WHOLESALE/CLOTHING/ENTERTAINMENT/CONTRACTOR**  
**ELECTRONIC GATE CREATES PRIVATE COMPOUND INSIDE**  
**EASY FRONT/ALLEY ACCESS - 5 MINUTES TO BEVERLY HILLS**  
**5 MINUTES TO 10 FRWY AT FAIRFAX ON/OFF RAMP**

LEASE RENTAL \$ 18,000 /mo Gross Net 1.800 Term 5 YEARS OR SUBMIT  
 SALE PRICE \$ 3,500,000 Price/SF \$ 350.00 Tax \$ 9,000.00 Yr 2006-2007  
 Terms ALL CASH Possession Immediate  
 Avail SF 10,000 Dim IRR X IRR Power A 200 V 120 Ø 3 W 3  
 Min. SF 10,000 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes PLEASE VERIFY  
 Land SF 12,000 Dim 100 X 120 Trk Hi Pos \_\_\_\_\_ Dim \_\_\_\_\_  
 Const CTU Roof LAM Grd Lev Drs 4 Dim 10 x 10 Dock N Well N  
 Foil N Sklts N Rail NONE Storage Mezz SF 400 Incl in Avail SF N Rest Rms: M 1 W 2  
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 7,000 # 11 Rest Rms: M 2 W \_\_\_\_\_  
 Pkg 19 Fenced Y Yr Blt 1960R00 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 633-B4 Zone C2 To Show Call Broker - ALARM Sp. Feat. FREE,R&D,RETL,Y  
 AGENT Lance Levin (310)839-3333 Region C Listing # 1149234  
 FIRM Lancelot Commercial 09/01/06  
 FTFC CB250Y150S200/AOAA Notes CALL REGARDING 1,500 SF OF BONUS GROUND FLOOR WAREHOUSE AND  
BILLBOARD INCOME OF \$1,300 PER MONTH

**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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