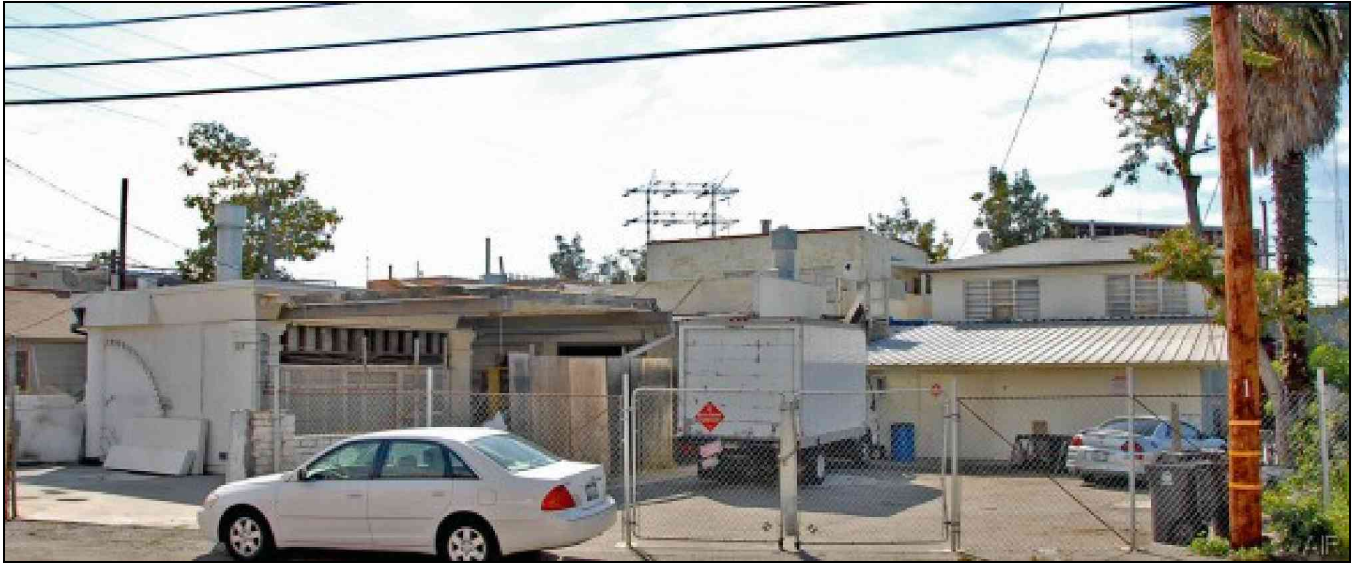


INDUSTRIAL FOR SALE

AVAIL SF: 4,500

TOTAL BLDG SF: 4,500



ADDRESS 5834-5838 PERRY DR, CULVER CITY CA ZIP 90232

**TERRIFIC DEVELOPMENT SITE IN CULVER CITY
2 BLKS S. OF 10 FWY ON/OFF RAMP @ LA CIENEGA OR FAIRFAX
ADJACENT TO LA CIENEGA 'ART DISTRICT'
ADJACENT TO NEW 3 ACRE WATT DEVELOPMENT SITE
ADJACENT TO ORCHID WHICH HAS PLANS FOR RESTAURANT**

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____
 SALE PRICE \$ 1,350,000 Price/SF \$ 300.00 Tax \$ TBD Yr 2008-2009
 Terms ALL CASH Possession Immediate
 Avail SF 4,500 Dim IRR X IRR Power A 200 V 110-220 Ø 3 W
 Min. SF 4,500 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes PLEASE VERIFY
 Land SF 9,500 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 2 Dim 10 x 10 Well N
 Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 10 OFFICE DATA Ofc SF 300 # _____ Rest Rms: M TBD W TBD
 Pkg 7 Fenced N Yr Blt 1955 A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 633-A7 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Lance Levin (310)839-3333 Region W Listing # 1185788
 FIRM Lancelot Commercial 02/22/08
 FTFC CB300Y200S150/AOAA Notes _____

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

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