

INDUSTRIAL FOR LEASE

AVAIL SF: 7,365

TOTAL BLDG SF: 13,472



ADDRESS 20715 CENTRE POINTE PY, SANTA CLARITA CA ZIP 91350

**CENTRE POINTE BUSINESS PARK
HIGH-IMAGE INDUSTRIAL FACILITY
WRAP AROUND WINDOW LINE
NEW ENTERPRIZE ZONE BENEFITS
22' MINIMUM CLEAR HEIGHT
MINUTES FROM RETAIL, RESTAURANTS & FRWY ONRAMP**

LEASE RENTAL \$ 5,818 /mo Gross _____ Net 0.790 Term 3-5 YEARS, COLA'S
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 18,731.00 Yr 2006-2007
 Terms _____ Possession STL
 Avail SF 7,365 Dim IRR X IRR Power A 200 V 277-480 Ø 3 W 4
 Min. SF 7,365 Dim IRR X IRR Lighting MTLHL Heat NONE Cooling NONE PWR Notes _____
 Land SF POL Dim _____ Trk Hi Pos 0 Dim _____
 Const CTU Roof STB Grd Lev Drs 1 Dim 12'x14' Well N
 Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd .60/2000 Min Clr Hgt 22 OFFICE DATA Ofc SF 1,646 # 3 Rest Rms: M 1 W 0
 Pkg 14 Fenced N Yr Blt 2003 A/C Y Heat Y Finished Ofc Mezz SF 996 Incl in Avail SF Y
 Thomas Bk Pg# 4551-D3 Zone BP To Show Call Broker - OCCUPIED Sp. Feat. PARK
 AGENT Yair Haimoff (818)905-2400 x159 Region NW Listing # 1168103
 FIRM NAI Capital 07/27/07
 FTFC CB300N000S000/AOAA Notes **** UNIT IS OCCUPIED DO NOT DISTURB TENANT**** RATE IS FOR THE
FIRST FOUR MONTHS, THEREAFTER SHALL BE ADJUSTED TO \$0.99 NET PSF FOR THE FIRST YEAR.

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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