

INDUSTRIAL FOR LEASE

AVAIL SF: 47,359

TOTAL BLDG SF: 47,359



ADDRESS 24901 W AVENUE STANFORD, VALENCIA CA ZIP 91355

**Located Adjacent To The New 126 Thoroughfare
Atrium Entry, Walk In Vault, Cul-De-Sac
President's Office Has Private Bath / Shower, Wet Bar
1200 AMP Electrical Service Distributed Thru Warehouse
Property Has A Fenced Yard & 5 Loading Doors
Low Net Charges - No Association Fees**

LEASE RENTAL \$ 27,942 /mo Gross _____ Net 0.590 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 47,359 Dim IRR X IRR Power A 1200 V 277-480 Ø 3 W 4
 Min. SF 47,359 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 84,500 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 5 Dim 10x14 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 20 OFFICE DATA Ofc SF 10,758 # TBD Rest Rms: M TBD W TBD
 Pkg 94 Fenced Y Yr Blt 1988 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF 5,167 Incl in Avail SF Y
 Thomas Bk Pg# 4460-D7 Zone BP To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Yair Haimoff (818)905-2400 x159, Timothy P Foutz Region NW Listing # 1194355
(818)742-1614 FIRMNAI Capital 05/09/08
 FTFCF CB250N000S000/AOAA Notes Call Broker - Alarm. Lease Terms: 5 Yrs or Acceptable. Lessee To Verify all
information including zone, power, size, use, measurements, ETC. 2 Spray Booths Available.

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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