

INDUSTRIAL FOR LEASE

AVAIL SF: 5,000
 TOTAL BLDG SF: 5,000



ADDRESS 15533 VERMONT AV, PARAMOUNT CA ZIP 90723

**CLEAN FREE STANDING BUILDING WITH HEAVY POWER
 EXCELLENT PARAMOUNT LOCATION
 2,000 AND 1,000 SF OF BONUS MEZZANINE/STORAGE AREA
 FENCED PARKING AND YARD**

LEASE RENTAL \$ 3,250 /mo Gross 0.650 Net _____ Term 5-10 YRS W/ ANNUAL CPI
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,191.00 Yr 2000-2001
 Terms _____ Possession I30
 Avail SF 5,000 Dim 50 X 100 Power A 600 V 120-240 Ø 3 W 4
 Min. SF 5,000 Dim 50 X 100 Lighting FLUOR Heat SPACE Cooling NONE PWR Notes TENANT VERIFY
 Land SF 7,500 Dim 50 X 150 Trk Hi Pos 0 Dim _____ EQ Zone N
 Const BLK.F/S Roof LAM.LAM Grd Lev Drs 1 Dim 12X15 Dock N Well N
 Foil N Sklts N Rail NONE Storage Mezz SF 1,000 Incl in Avail SF N Rest Rms: M 1 W 1
 Sprkd NO Min Clr Hgt 14 OFFICE DATA Ofc SF 1,000 # 8 Rest Rms: M 1 W 0
 Pkg 6 Fenced Y Yr Blt 1973 A/C N Heat N Finished Ofc Mezz SF 2,000 Incl in Avail SF N
 Thomas Bk Pg# 735-G4 Zone MIPA To Show Lock Box - GAS PIPE Sp. Feat. FREE LOFT
 AGENT George Khachatourian (818)249-1005 Region S Listing # 1009458
 _____ FIRM New Horizons Properties. 07/20/01
 FTFC AP300N000S000/AOAA Notes _____

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

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