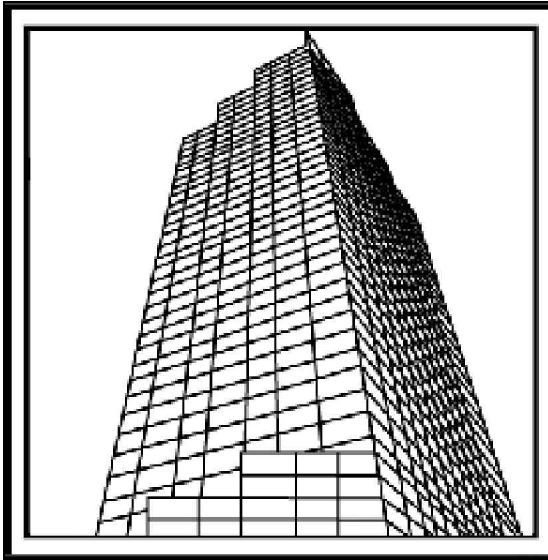


INDUSTRIAL SUBLEASE

AVAIL SF: 6,941

TOTAL BLDG SF: 54,123



No Photo

ADDRESS 20828 LASSEN ST, CHATSWORTH CA ZIP 91311

**GREAT SUBLEASE OPPORTUNITY - MAJOR STREET FRONTAGE
EXCELLENT POWER & DISTRIBUTION - 400 AMPS
CLEAR SPAN WAREHOUSE - FABULOUS TRUCK ACCESS**

LEASE RENTAL \$ 4,400 /mo Gross 0.634 Net _____ Term SUBLEASE THRU 5/31/2001
 SALE PRICE \$ NFS Price/SF \$ 0.00 Tax \$ 3,905.00 Yr 1996-1997
 Terms _____ Possession I30
 Avail SF 6,941 Dim 65 X IRR Power A 400 V 240-120 Ø 3 W 4
 Min. SF 6,941 Dim 65 X IRR Lighting FLUOR Heat SPACE Cooling EVAP PWR Notes PLEASE VERIFY
 Land SF POL Dim _____ Trk Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12 X 12 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 14 OFFICE DATA Ofc SF 750 # 3 Rest Rms: M 1 W 1
 Pkg 13 Yard No Yr Blt 1977 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 500-C5 Zone MR1 To Show Call Broker - OPEN M-F, 9-5 Sp. Feat. PARK
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 122156
 FIRM New Horizons Properties. 10/08/98
 FTCC AP300N000S000/AOAA Notes RENT INCLUDES BASE YEAR CAM

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.
 © American Industrial Real Estate Association

