

INDUSTRIAL FOR LEASE

AVAIL SF: 3,952

TOTAL BLDG SF: 3,952



ADDRESS 6814 SAN FERNANDO RD, GLENDALE CA ZIP 91201

**FULLY AIR CONDITIONED OFFICES AND WAREHOUSE
GREAT STREET EXPOSURE NEXT TO SMART AND FINAL STORE
1 BLOCK TO I5 FREEWAY**

LEASE RENTAL \$ 3,000 /mo Gross 0.759 Net _____ Term 3-5 YRS + ANNUAL COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 3,511.00 Yr 1997-1998
 Terms _____ Possession I30
 Avail SF 3,952 Dim 50 X 79 Power A 200 V 120-240 Ø 3 W 4
 Min. SF 3,952 Dim 50 X 79 Lighting FLUOR Heat HVAC Cooling A/C PWR Notes _____
 Land SF 5,846 Dim 50 X 117 Trk Hi Pos 0 Dim _____
 Const F/S Roof LAM Grd Lev Drs 1 Dim 10 X 10 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 1,850 # 6 Rest Rms: M 1 W 1
 Pkg 4 Yard No Yr Blt 1972R88 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 563-J1 Zone C3GL To Show Call Broker - OCCUPIED Sp. Feat. RETL
 AGENT John Villanueva (310)768-8800 Region NW Listing # 117841
 FIRM New Horizons Properties. 01/27/98
 FTFC AP300Y150S000/OAA Notes _____

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

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