

INDUSTRIAL FOR SALE

AVAIL SF: 19,365

TOTAL BLDG SF: 19,365



ADDRESS 9046 SORENSEN AV, SANTA FE SPRINGS CA ZIP 90670

****ATTRACTIVE BUSINESS PARK****
****SELLER MOTIVATED****
****EASY ACCESS TO FREEWAY****

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____
 SALE PRICE \$ 1,395,000 Price/SF \$ 72.04 Tax \$ 11,580.00 Yr 1998-1999
 Terms CASH Possession COE
 Avail SF 19,365 Dim IRR X IRR Power A 500 V 277-480 Ø 3 W _____
 Min. SF 19,365 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 43,995 Dim IRR X IRR Trk Hi Pos 2 Dim 10 X 10
 Const CTU Roof LAM Grd Lev Drs 1 Dim 10 X 12 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M _____ W _____
 Sprkd YES Min Clr Hgt 22 OFFICE DATA Ofc SF 3,000 # 9 Rest Rms: M 1 W 1
 Pkg 42 Yard Yes Yr Blt 1990 A/C Y Heat Y Fin Ofc Mezz SF 2,000 Incl in Avail SF Y
 Thomas Bk Pg# 707-R2 Zone M2 To Show Call Broker - OCCUPIED Sp. Feat. PARK
 AGENT Ray Seager (818)249-9131 Region SE Listing # 129811
 FIRM New Horizons Properties. 12/08/99
 FTFC CB000N000S250/AOAA Notes ALL INFORMATION TO BE VERIFIED.

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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