

# LAND

# FOR LEASE

AVAIL SF: 206,474ACRES: 4.74

## Refurbished Submit All Offers!

ADDRESS 15100 E NELSON AV, INDUSTRY CA ZIP 91744

### Rare Level Land Site Desirable City Of Industry

LEASE RENTAL \$ 22,506 /mo Gross 0.109 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2008-2009  
 Terms \_\_\_\_\_ Possession VERIFY  
 Avail SF 206,474 Dim IRR X IRR Assessor's Parcel # 8208-011-009  
 Min. SF 206,474 Add'l St. Ded. VERIFY Sewer Lines Yes - VERIFY  
 Fenced VERIFY Paved VERIFY Rail NONE Water Lines Yes - VERIFY  
 Net Avail SF 206,474 Gas Lines Yes - VERIFY  
 Build To Suit \_\_\_\_\_ General Topography VERIFY  
 Easements TBD Bldg(s) SF & Description VERIFY  
 Thomas Bk Pg# 638-C6 Zone MID  
 Soil Report VERIFY Environmental Report(s) VERIFY  
 AGENT Kent Ebinger (562)568-2031, Stacy D Martin (562)568-2015 Region E Listing # 1197867  
 FIRM Lee & Associates 05/23/08  
 FTFC CB200N000S200/AOAA Notes Lease Term: 2-5 Years. Sale Terms: All Cash. Fenced And Paved. Easements:  
Normal. Bldg SF & Description: Approximately 20,000, 5,000, & 10,000 SF metal buildings. Net charges \$0.03/SF.

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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