

INDUSTRIAL FOR LEASE

AVAIL SF: 8,600

TOTAL BLDG SF: 37,666



ADDRESS 403 S CENTRAL AV, GLENDALE CA ZIP 91204

Very Clean Storage Building
Could Be Used For Storage Or An Artistic Loft - 3 Suites Total
Available Spaces Are 3,500 Sq Ft For The 8th Floor
3,500 Sq Ft For The 7th Floor And 1,600 Sq Ft For The 1st Floor

LEASE RENTAL \$ 6,794 /mo Gross 0.790 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 8,600 Dim IRR X IRR Power A 400 V _____ Ø _____ W TBD
 Min. SF 8,600 Dim IRR X IRR Lighting VERFY Heat VERFY Cooling VERFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim 10x12
 Const VERFY Roof VERFY Grd Lev Drs 2 Dim 10x16 Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 10 OFFICE DATA Ofc SF _____ # TBD Rest Rms: M TBD W TBD
 Pkg _____ Yard No Yr Blt 1929 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 564-E5 Zone C3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Sean S Madadian (818)240-8080 Region NW Listing # 1221005
 FIRM Magic Realty 09/25/09
 FTFC CB500N000S000/OAA Notes _____

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

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