

INDUSTRIAL FOR LEASE

AVAIL SF: 2,803

TOTAL BLDG SF: 28,037



ADDRESS 29033 AVENUE SHERMAN, SANTA CLARITA CA ZIP 91355

State Of The Art Office/ Warehouse Condo
Avenue Sherman Business Park At Valencia Gateway
24' Minimum Clearance Height
60% Beautiful Office Build Out

LEASE RENTAL \$ 2,795 /mo Gross 0.997 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2010-2011
 Terms _____ Possession Immediate
 Avail SF 2,803 Dim IRR X IRR Power A 100 V 277-480 Ø 3 W 4
 Min. SF 2,803 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 145,524 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim Verify Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 24 OFFICE DATA Ofc SF 2,803 # TBD Rest Rms: M TBD W TBD
 Pkg 6 Yard No Yr Blt 2005 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 4459-F6 Zone A22-A25 To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
 AGENT Robert A Stratton, Jr. (661)251-9320 Region NW Listing # 1232533
06/25/10
 FTCF CB250N150S000/OAA Notes Lease Terms: 1-3 Years, increases to be negotiated. *Steel Truss/ Wood Hybrid Roof.
 Special Features: Part Of Industrial Park.

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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