

INDUSTRIAL FOR LEASE

AVAIL SF: **58,394**

TOTAL BLDG SF: **206,930**



ADDRESS **28945 N AVENUE WILLIAMS, VALENCIA CA** ZIP **91355**

High Image State-of-the-Art Distribution Facility
Great Truck Access & Loading
30' Minimum Clear Height
Concrete Truck Loading Area
ESFR Fire Suppression

LEASE RENTAL \$ 28,613 /mo Gross **0.490** Net _____ Term **Acceptable to Owner**
SALE PRICE \$ NFS Price/SF \$ _____ Possession **Immediate** Tax \$ **60,000.00** Yr **2012-2013**
 Avail SF **58,394** Power A **200** V **277-480** Ø **3** W **4**
 Min. SF **58,394** Heat **NONE** Cooling **NONE** PWR Notes **VERIFY**
 Land SF **447,338** Truck Hi Pos **5** Dim **8.5 x 10**
 Const **CTU** Roof **LAM** Grd Lev Drs **1** Dim **12 x 14**
 Rail **NONE** Unfin Ofc Mezz SF **0** Incl in Avail SF **N** Restrooms: **4**
 Sprinklered **ESFR** Min Clear Height **30** **OFFICE DATA** Office SF **1,559** # **TBD**
 Pkg **58** Yard **Yes-Fenced** Yr Blt **2001** A/C **Y** Heat **Y** Fin Ofc Mezz SF **0** Incl in Avail SF **N**
 Thomas Bk Pg# **4459-F6** Zone **M1.5** To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. **PARK**
AGENT David H Young (818)742-1651, Chad D Gahr (818)742-1626 Region **NW** Listing # **1262637**
FIRMNAI Capital 10/19/12
 FTCF **CB250Y150S000/AOAA** Notes **Occupied. Column spacing - 60x52 & 50x52. Specific parking area to be designated.**
Lessee must independently verify all information on this brochure. Sprkd: ESFR. SpFt: Part of Industrial Park. \$0.49 Gross
rental rate thru 6/30/14.

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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