

# INDUSTRIAL FOR SALE

AVAIL SF: 17,953

TOTAL BLDG SF: 17,953



ADDRESS 18220 S BROADWAY ST, GARDENA CA ZIP 90248

## HIGHLY IMPROVED OFFICE SPACE WITH R & D AND FLEX SPACE AREAS REAR FREE STANDING INDUSTRIAL FACILITY

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net \_\_\_\_\_ Term \_\_\_\_\_  
 SALE PRICE \$ 1,597,817 Price/SF \$ 89.00 Tax \$ 13,556.00 Yr 2003-2004  
 Terms ALL CASH Possession COE  
 Avail SF 17,953 Dim IRR X IRR Power A 800 V 120-208 Ø 3 W 3  
 Min. SF 17,953 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 42,684 Dim 250 X 170 Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const BLK Roof OTH Grd Lev Drs 4 Dim (3) 10 x 10; (1) 10 x 14 Dock N Well N  
 Foil Y Sklts Y Rail NONE Storage Mezz SF 1,500 Incl in Avail SF N Rest Rms: M 1 W 1  
 Sprkd NO Min Clr Hgt 10 OFFICE DATA Ofc SF 13,903 # 19 Rest Rms: M 1 W 1  
 Pkg 38 Fenced Y Yr Blt 1961 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 764-C1 Zone CAMH To Show Call Broker - FOR APPOINTMENT Sp. Feat. R&D, FREE  
 AGENT Joe Sojka (310)534-8000 Region S Listing # 1048915  
 FIRM Sojka-Nikkel 04/16/04  
 FTCF AP000N000S300/OAA Notes HIGHLY IMPROVED METAL (81 X 50) BLDG. INCLUDED IN SQ. FT. THE MEZZANINE IS NOT PART OF FT. CO-LISTED WITH NON-AIR BROKER. VERIFY ROOF TYPE.

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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