

# INDUSTRIAL FOR LEASE

AVAIL SF: 20,415

TOTAL BLDG SF: 20,415



ADDRESS 4628 MISSION BL, MONTCLAIR CA ZIP 91763

**BRAND NEW STATE OF THE ART CONSTRUCTION  
10% CLASS "A" OFFICES BUILD OUT  
MANUFACTURING OR POSSIBLE RETAIL  
GOOD PROXIMITY TO BOTH 10 AND 60 FWY**

LEASE RENTAL \$ 10,513 /mo Gross \_\_\_\_\_ Net 0.514 Term 3-5 YEARS  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 16,500.00 Yr 2003-2004  
Terms \_\_\_\_\_ Possession CB  
Avail SF 20,415 Dim IRR X IRR Power A 800 V 270-480 Ø 3 W 4  
Min. SF 20,415 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF POL Dim \_\_\_\_\_ Trk Hi Pos 2 Dim 9 x 10  
Const CTU Roof LAM Grd Lev Drs 1 Dim 12 x 14 Dock Y Well N  
Foil Y Sklts Y Rail NONE Storage Mezz SF 2,221 Incl in Avail SF N Rest Rms: M 0 W 0  
Sprkd YES Min Clr Hgt 24 OFFICE DATA Ofc SF 2,221 # 4 Rest Rms: M 1 W 1  
Pkg 45 Fenced Y Yr Blt 2003 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N  
Thomas Bk Pg# 641-E2 Zone MIP To Show Call Broker - FOR APPOINTMENT Sp. Feat. RETL  
AGENT Jeff Hallaian (310)534-8000 Region SBO Listing # 1031740  
FIRM Sojka-Nikkel 03/12/04R  
FTCF AP250Y125S000/OAA Notes SEE SITE PLAN ON REVERSE.

**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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