

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 15,099

TOTAL BLDG SF: 15,099



ADDRESS 640 N FRIES AV, WILMINGTON CA ZIP 90744

IMPOSSIBLE TO FIND TWO FREESTANDING SMALL INDUSTRIAL BUILDINGS ON TWO (2) LEGAL PARCELS

LEASE RENTAL \$ 14,344 /mo Gross 0.949 Net _____ Term 3-5 YEARS
 SALE PRICE \$ 1,500,000 Price/SF \$ 99.34 Tax \$ 14,369.00 Yr 2003-2004
 Terms SELLER FINANCING AVAILABLE WITH 25% DOWN Possession Immediate
 Avail SF 15,099 Dim IRR X IRR Power A 800 V 208 Ø 3 W 4
 Min. SF 11,428 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes PLEASE VERIFY
 Land SF 20,080 Dim IRR X IRR Trk Hi Pos 3 Dim 8 x 8
 Const BLK Roof LAM Grd Lev Drs 3 Dim 10 x 10; 8 x 8; 8 x 5.5 Dock Y Well N
 Foil N Sklts N Rail NONE Storage Mezz SF TBD Incl in Avail SF N Rest Rms: M 1 W 1
 Sprkd NO Min Clr Hgt 17 OFFICE DATA Ofc SF 2,400 # 5 Rest Rms: M 2 W 1
 Pkg 26 Fenced Y Yr Blt 1981 A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 794-E7 Zone M1/C2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Joe Sojka (310)534-8000, Jeff Hallaian Region S Listing # 1045131
 FIRM Sojka-Nikkel 02/20/04R
 FTCF CB250Y125S282/OAA Notes 640 N. FRIES (11,428 SQ. FT.) CAN BE BOUGHT OR LEASED SEPARATELY
FROM 200 W. "G" ST. (3,779 SQ. FT.) / PREVIOUS USE: FISH PROCESSING / MULTIPLE INDUSTRIAL USES.

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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INCLUDED EQUIPMENT/FACILITY AMENITIES

640 N. Fries Avenue Building

Offices

- ~ 1,544 sq. ft.
- ~ 24 x 14 executive office with raised paneling and wood inlay ceiling.
Custom built-ins include: refrigeration, bar, wine rack and humidor
- ~ All offices have oak flooring, custom finished walls, Baldwin hardware and other brass appointments.
- ~ All general and private office furniture is included.
- ~ Storage closets
- ~ Two (2) restrooms

Freezers

- ~ -40 degree ammonia blast freezer space of 863 sq. ft. (24'.4"w x 35'.4'l x 8'h)
- ~ 0 degree freezer space of 1,203 sq. ft. with floor to ceiling racks (34'w x 35'.4'l x 24'h)
- ~ 35 degree walk in freon freezer space of 239 sq. ft. (14'.4"w x 16'.6'l x 9'.7"h)

Refrigeration

- ~ One (1) 75 H.P. booster compressor
- ~ One (1) 100 H.P. Sullair-screw compressor
- ~ One (1) 250 H.P. Sullair-screw compressor
- ~ Two (2) 20 gallon GPM liquid pumps (3 horsepower Viking / 3 horsepower Cornell)
- ~ Two (2) 135 ton Evapto condensers
- ~ One (1) automatic purger

Air

3 H.P. air compressor with well distributed air lines throughout

Electrical

Well distributed 800 amp of power with two (2) 40 foot refrigerated container electrical hook ups

Plumbing

Floor drains, warehouse sinks

Water

- ~ 3 inch water service to building with a ten gallon pressure washing system
- ~ Two (2) 6 x 7' hydraulic dock levelers

Mezzanine

Fully engineered 936 sq. ft. (52 x 18) mezzanine area

200 W. "G" Street

Offices

- ~ 860 sq. ft. main office area
- ~ 100 sq. ft. warehouse office with 100 sq. ft. mezzanine area
- ~ Full kitchen
- ~ Three (3) restrooms

Plumbing

- ~ Warehouse sinks
- ~ Floor drains

Freezer

- ~ +35 degree walk in freon freezer space (12'.5"w x 17'l x 8'.6"h)

Mezzanine

- ~ Additional mezzanine of 1,227 sq. ft. (64'.6"w x 19'l x 8'h)