

INDUSTRIAL FOR LEASE

AVAIL SF: 50,333

TOTAL BLDG SF: 50,333



ADDRESS 200 W CAROB ST, COMPTON CA ZIP 90220

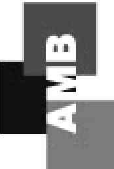
**GREAT WAREHOUSE/DISTRIBUTION BUILDING
8 DOCK HIGH POSITIONS
SOUTHERN PACIFIC RAIL SERVICE AVAILABLE
ONLY 2 BLOCKS OFF THE ARTESIA (91) FREEWAY
AMB L.A. FOREIGN TRADE ZONE (FTZ NO. 202)**

LEASE RENTAL \$ 24,412 /mo Gross _____ Net 0.485 Term 5 YEARS WITH CPI
SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 39,642.00 Yr 2004-2005
Terms _____ Possession STL
Avail SF 50,333 Dim IRR X IRR Power A 800 V 277-480 Ø 3 W 4
Min. SF 50,333 Dim IRR X IRR Lighting FLUOR Heat SPACE Cooling NONE PWR Notes LESSEE VERIFY
Land SF 116,235 Dim 275 X 423 Trk Hi Pos 8 Dim 4@10 X 12, 2@ 20 X 12
Const CTU Roof LAM Grd Lev Drs 2 Dim 10 X 10 VIA RAMP Dock Y Well N
Foil N Sklts N Rail SPRR Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1
Sprkd YES Min Clr Hgt 20 OFFICE DATA Ofc SF 5,582 # 5 Rest Rms: M 1 W 1
Pkg 55 Fenced Y Yr Blt 1973 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 734-J6 Zone MH To Show Call Broker - OCCUPIED Sp. Feat. PARK
AGENT Jeffrey Morgan (310)516-2337, John Schumacher (310)516-2311 Region S Listing # 1073061
FIRM CB Richard Ellis 04/22/05R
FTCF CB250N000S000/OAA Notes LESSEE TO VERIFY POWER & RAIL SERVICE. AVAILABILITY- GRD. LEV. ACCESS VIA RAMPS. OFFICE SIZE MAY BE REDUCED TO +-2500SF

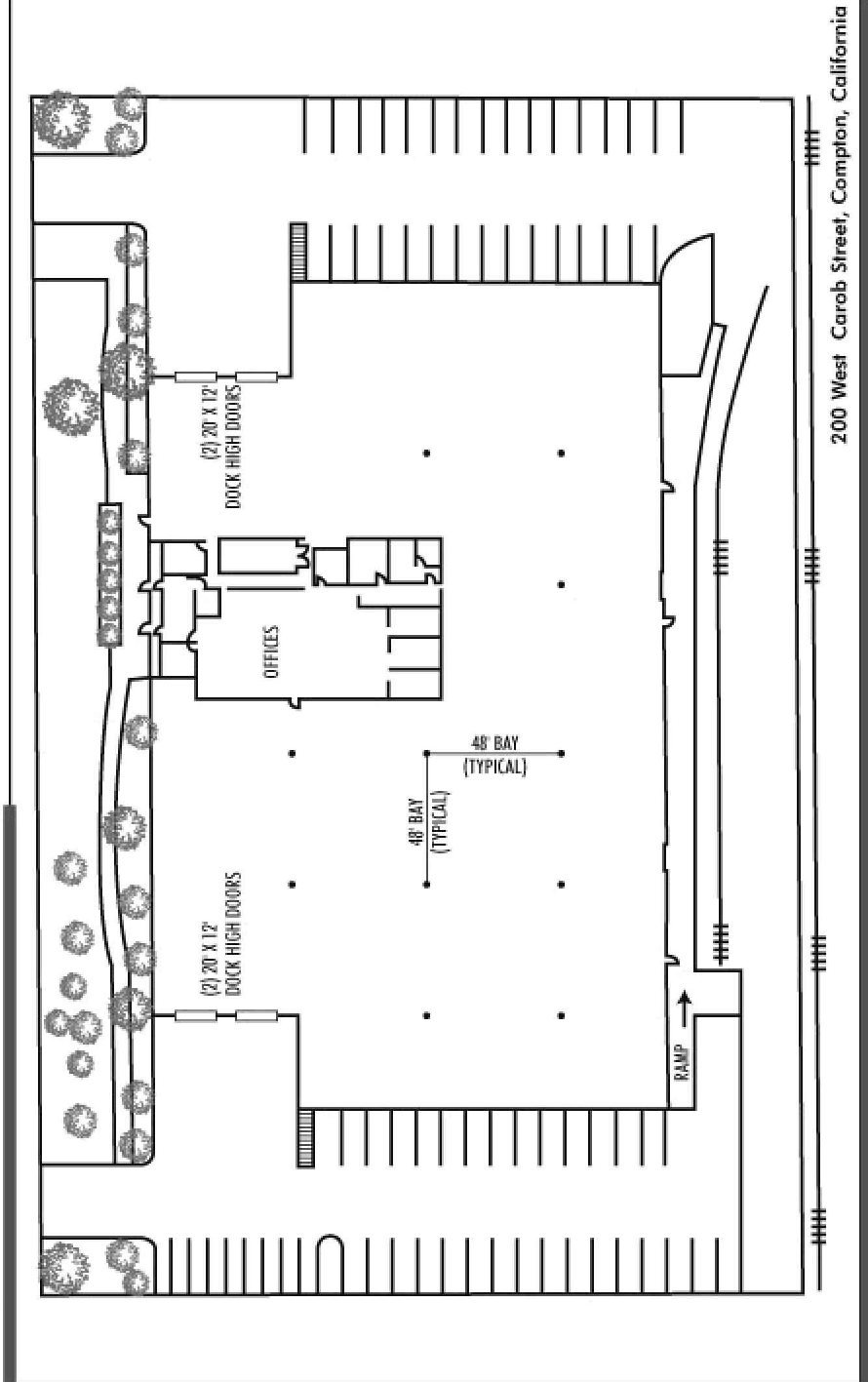
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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For further information, please contact:

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