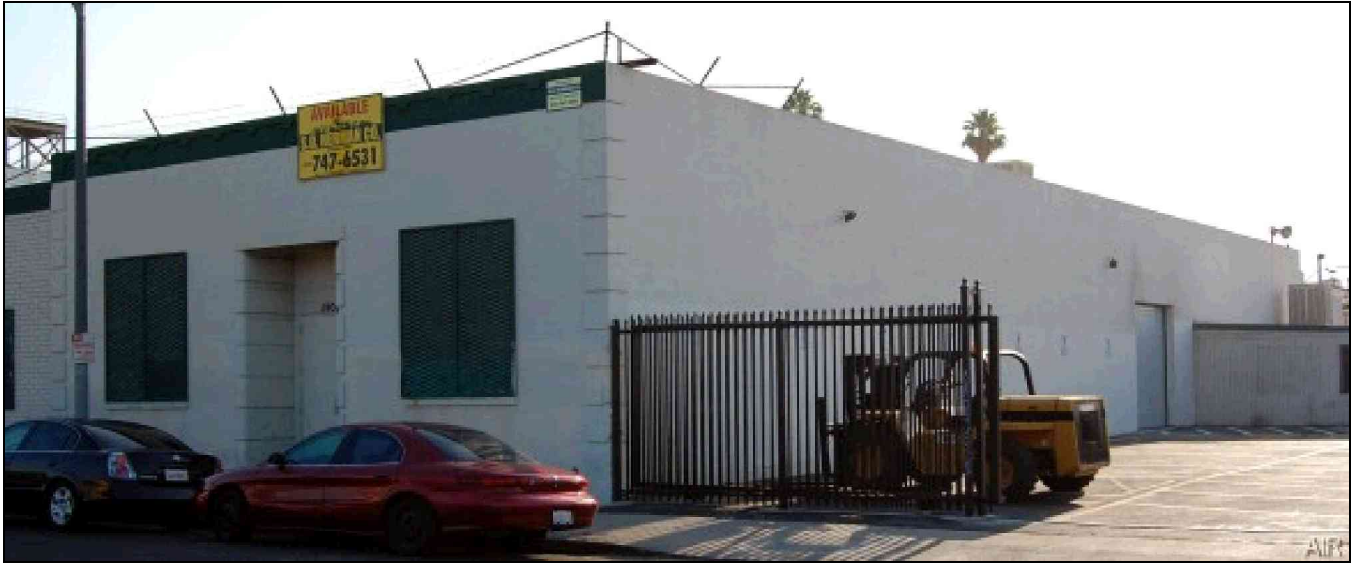


INDUSTRIAL FOR LEASE

AVAIL SF: 6,700TOTAL BLDG SF: 17,900ADDRESS 5900 METTLER ST, LOS ANGELES CA ZIP 90003

6,700 Sq. Ft. One Story Building w/7 Car Fenced Parking
Easy Access To Harbor (110) Fwy 1/2 Blk S. Slauson
Large Ground Level Loading Door
200 Amp 3 Phase - 40' Clearspan

LEASE RENTAL \$ 5,260 /mo Gross 0.785 Net _____ Term 5 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-07/01/18 Tax \$ TBD Yr 2017-2018
Avail SF 6,700 Power A 200 V 120-240 Ø 3 W TBD
Min. SF 6,700 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof VERIFY Grd Lev Drs 1 Dim 9'4x10'8
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered NO Min Clear Height 13 OFFICE DATA Office SF TBD # TBD
Pkg 7 Yard Yes-Fncd/Pvd Yr Blt 1952 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 674-D6 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region C Listing # 1332963
(213)747-6531 x314 FIRMS.D. Herman Company 05/11/18
FTCF CB250N000S000/AOAA Notes Mens Rest Rm: 1T 1U 1S, Womens Rest Rm: 3T 2S - Lessee to verify all information.
All dimensions are approximate.

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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