

INDUSTRIAL FOR LEASE

AVAIL SF: 14,614

TOTAL BLDG SF: 14,614



ADDRESS 2745 TEMPLE AV, SIGNAL HILL CA ZIP 90755

**PRIME SIGNAL HILL LOCATION WITH HIGH PROFILE FRONTAGE
IMMEDIATE ACCESS TO 405 FREEWAY AND L.B. AIRPORT
CENTRALLY LOCATED BETWEEN LA AND ORANGE COUNTIES
DOCK & GROUND LOADING W/ FENCED YARD
24' HI STORAGE / .45 SPRINKLERS W/SMOKEVENTS
OFFICES W/ELECTRIC ENTRY GATE & KITCHEN**

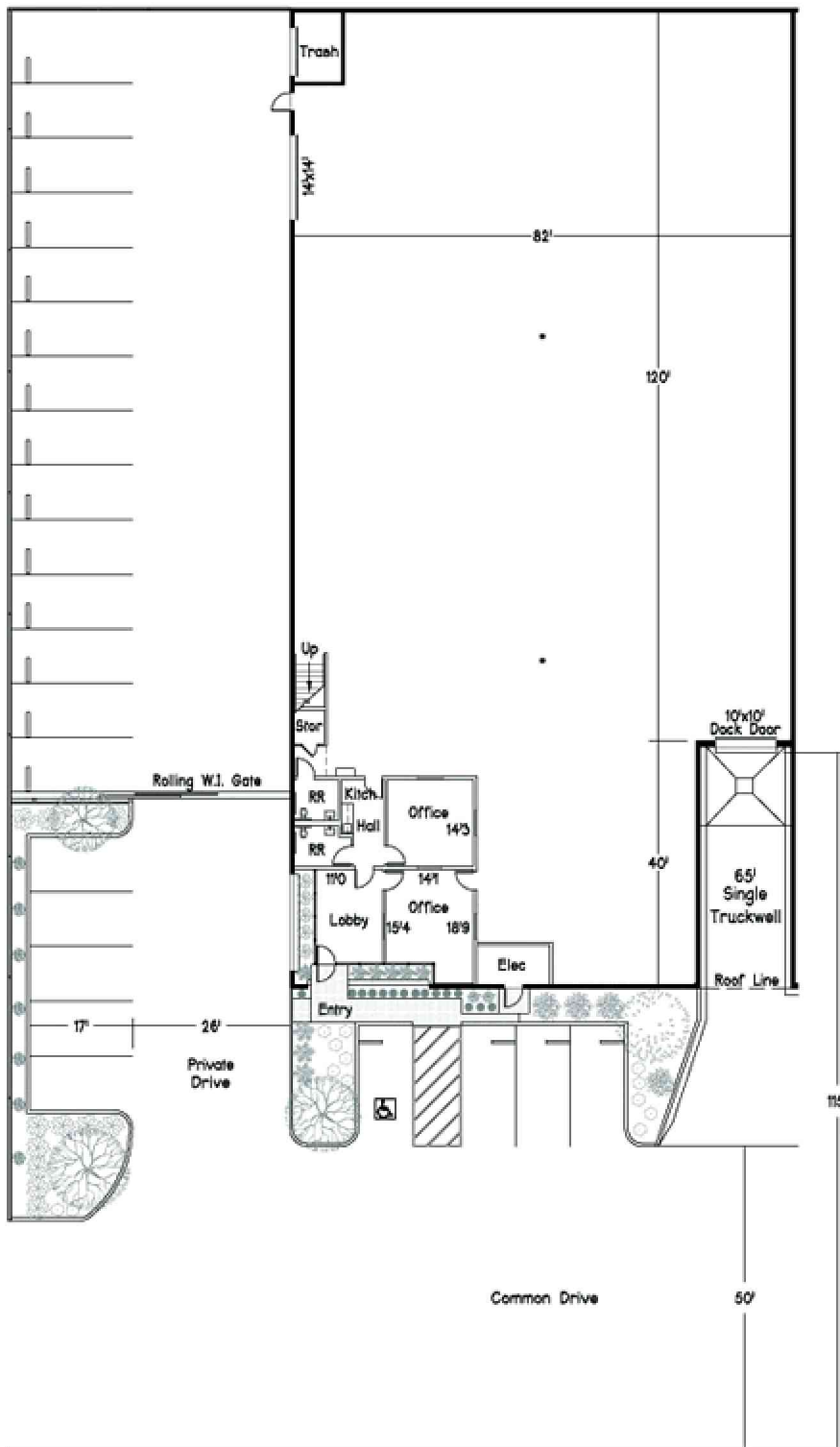
LEASE RENTAL \$ 9,499 /mo Gross _____ Net 0.650 Term 5 YR MIN W/ANNUAL ADJ.
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2005-2006
 Terms _____ Possession Immediate
 Avail SF 14,614 Dim 82 X 120 Power A 400 V 277-480 Ø 3 W 4
 Min. SF 14,614 Dim 82 X 120 Lighting SODM Heat NONE Cooling NONE PWR Notes COPPER WIRE
 Land SF 27,851 Dim IRR X IRR Trk Hi Pos 1 Dim 10 x 10
 Const CTU Roof LAM Grd Lev Drs 1 Dim 14 x 14 Dock N Well Y
 Foil Y Sklts Y Rail NONE Storage Mezz SF 1,087 Incl in Avail SF Y Rest Rms: M 1 W 0
 Sprkd .45/3000 Min Clr Hgt 24 OFFICE DATA Ofc SF 867 # 3 Rest Rms: M 0 W 1
 Pkg 23 Fenced Y Yr Blt 2006 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 795-H2 Zone CI To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
 AGENT Chuckie Lyons (562)531-1000 x267 Region S Listing # 1131831
 FIRM Lyons & Lyons 06/23/06R
 FTFC AP600Y350S000/AOAA Notes 3% SKYLIGHTS (2% SMOKEVENTS). HEAVY DUTY MEZZA STORAGE.
CLASS 5 HIGH PILE STORAGE POSSIBLE. \$.16 NET TO GROSS INCLUDES TAX, INS, CAM & HVAC. *VACANT

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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2745 Temple Avenue
 City of Signal Hill
 California 90755



Total
 w/ Mezzanine Storage
 14,614 Sq. Ft.

Footprint
 13,527 Sq. Ft.

Ground Floor Office
 867 Sq. Ft.

Mezzanine Storage
 1,087 Sq. Ft.

