

LAND

FOR SALE

AVAIL SF: 42,385ACRES: 0.97

ADDRESS 435 MAPLE AV, TORRANCE CA ZIP 90503

**Prime Torrance Location
Ready To Build With Current Alta, Soils,
And Environmental Reports**

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____
 SALE PRICE \$ 2,500,715 Price/SF \$ 59.00 Tax \$ TBD Yr 2007-2008
 Terms CASH Possession COE
 Avail SF 42,385 Dim 130 X 324 Assessor's Parcel # 7352-012-014
 Min. SF 42,385 Add'l St. Ded. NONE Sewer Lines Yes - 6" DIAMETER
 Fenced VERIFY Paved VERIFY Rail NONE Water Lines Yes - 2" DIAMETER
 Net Avail SF 42,385 Gas Lines Yes - 2" DIAMETER
 Build To Suit VERIFY General Topography FLAT
 Easements SEE ALTA SURVEY Bldg(s) SF & Description 19,000 SF RED BRICK
 Thomas Bk Pg# 763-E4 Zone M2
 Soil Report Yes Environmental Report(s) YES
 AGENT Chuckie Lyons (562)531-1000 x267 Region S Listing # 1192465
 FIRM Lyons & Lyons Properties 04/18/08
 FTCF AP600Y250S500/AOAA Notes Sale Terms: Cash. Easements: See Alta Survey. Bldg(s)Sf & Description: 19,000 SF red brick. Environmntal Report: Yes.

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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