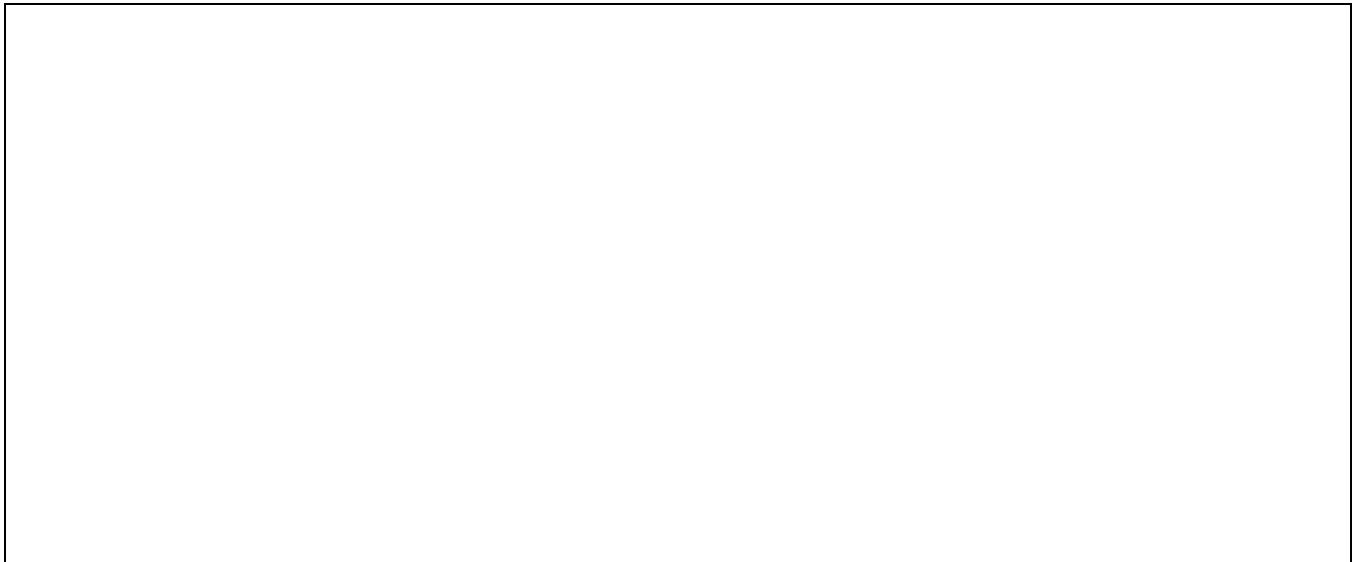


INDUSTRIAL FOR LEASE

AVAIL SF: 20,000TOTAL BLDG SF: 42,086ADDRESS 345 PARKSIDE DR, SAN FERNANDO CA ZIP 91340

Excellent Warehouse or Manufacturing Facility
24' Clear Ht. / Dock High Loading / Fenced Yard
800 Amps 277/480 Volt 3 Phase Power Service
**** Parkside Industrial Center Location ****
Access to 6 Freeways: 118, 5, 210, 405, 170, & 14

LEASE RENTAL \$ 11,000 /mo Gross _____ Net 0.550 Term MIN 5 YRS. ANNUAL COLAS
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-06/01/12 Tax \$ 22,067.00 Yr 2011-2012
Avail SF 20,000 Power A 800 V 277-480 Ø 3 W 4
Min. SF 20,000 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 1 Dim 14' X 15'
Const CTU Roof LAM Grd Lev Drs 1 Dim 12' X 14'
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
Sprinklered .33/3000 Min Clear Height 24 OFFICE DATA Office SF 3,860 # 7
Pkg 40 Yard Yes-Fncd/Pvd Yr Blt 1986 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 482-C7 Zone M1 To Show Call Broker - OCCUPIED Sp. Feat. PARK
AGENT Douglas F Wax, MIB (805)983-2200 x116, Michael L Wax Region NW Listing # 2298
(805)983-2200 x113 FIRM Industrial Park
FTCF AP300Y200S000/AOAA Notes NNN's approx. 11.4¢ psf. excludes roof maint., utilities & janitorial