

INDUSTRIAL FOR LEASE

AVAIL SF: 9,250

TOTAL BLDG SF: 9,250



ADDRESS 135 E 35TH ST, LOS ANGELES CA ZIP 90011

2004 Built Free Standing Building
Excellent Downtown Location
Class "A" Building / Quality Construction
Large Fenced 18 Car Parking Lot

LEASE RENTAL \$ 7,308 /mo Gross 0.790 Net _____ Term **Submit**
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 7,722.00 Yr 2010-2011
 Avail SF 9,250 Power A 600 V 120-240 Ø 3 W TBD
 Min. SF 9,250 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 12,500 Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim _____
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3
 Sprinklered YES Min Clear Height 24 OFFICE DATA Office SF 2,730 # 2
 Pkg 18 Yard Yes-Fenced Yr Blt 2004 A/C Y Heat Y Fin Ofc Mezz SF 1,470 Incl in Avail SF Y
 Thomas Bk Pg# 674-C1 Zone M1-LA To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Jim Halferty (323)767-2113, Mike Smith (323)767-2109 Region C Listing # 1249522
 FIRM Lee & Associates 09/30/11

FTCF CB250N000S000/AOAA Notes Special Features: Free Standing Building. Tenant to verify all sizes and specifications.
 Visit www.teamlacommercial.com for more information.

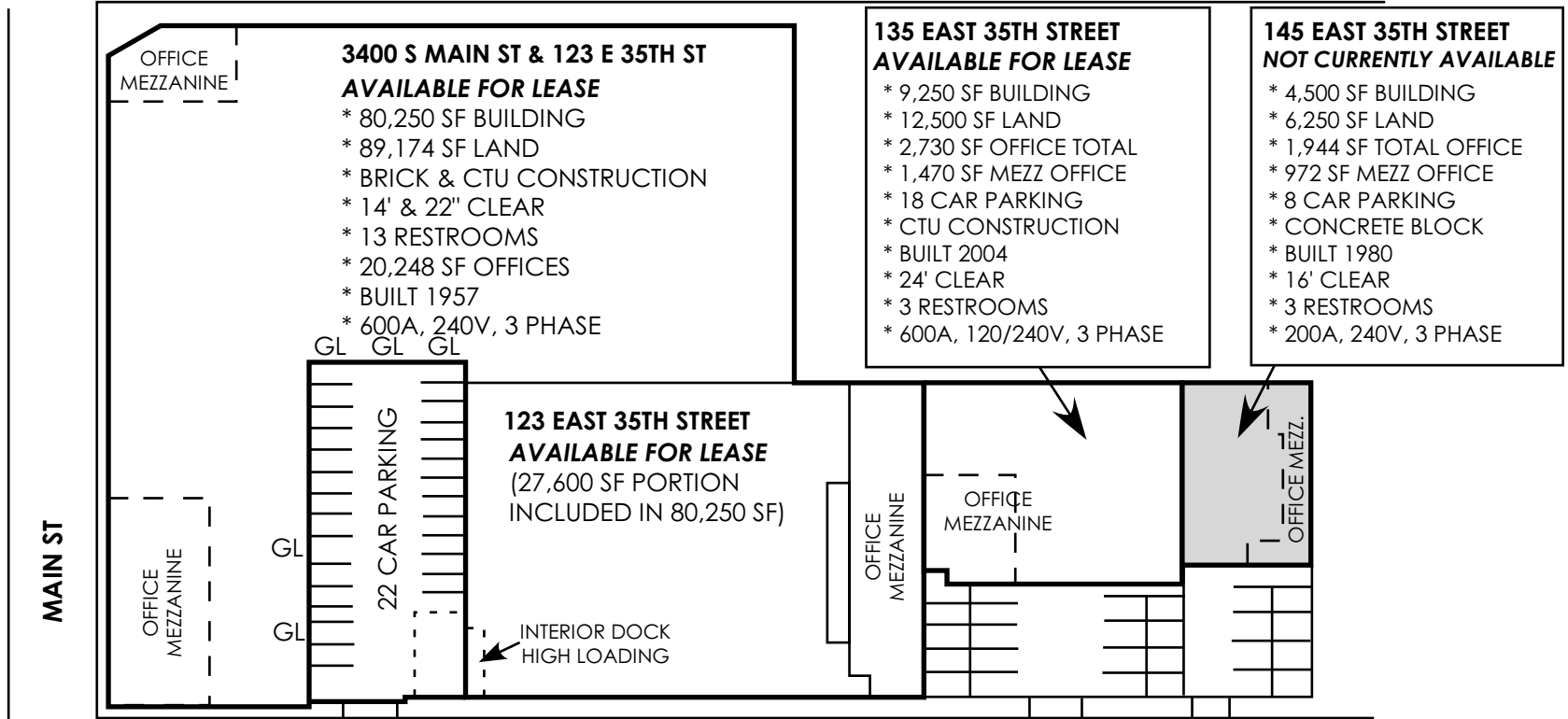
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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AVAILABLE

JEFFERSON BLVD



3400 S MAIN ST & 123 E 35TH ST

AVAILABLE FOR LEASE

- * 80,250 SF BUILDING
- * 89,174 SF LAND
- * BRICK & CTU CONSTRUCTION
- * 14' & 22" CLEAR
- * 13 RESTROOMS
- * 20,248 SF OFFICES
- * BUILT 1957
- * 600A, 240V, 3 PHASE

135 EAST 35TH STREET
AVAILABLE FOR LEASE

- * 9,250 SF BUILDING
- * 12,500 SF LAND
- * 2,730 SF OFFICE TOTAL
- * 1,470 SF MEZZ OFFICE
- * 18 CAR PARKING
- * CTU CONSTRUCTION
- * BUILT 2004
- * 24' CLEAR
- * 3 RESTROOMS
- * 600A, 120/240V, 3 PHASE

145 EAST 35TH STREET
NOT CURRENTLY AVAILABLE

- * 4,500 SF BUILDING
- * 6,250 SF LAND
- * 1,944 SF TOTAL OFFICE
- * 972 SF MEZZ OFFICE
- * 8 CAR PARKING
- * CONCRETE BLOCK
- * BUILT 1980
- * 16' CLEAR
- * 3 RESTROOMS
- * 200A, 240V, 3 PHASE

123 EAST 35TH STREET
AVAILABLE FOR LEASE

(27,600 SF PORTION INCLUDED IN 80,250 SF)

3500 S. MAIN ST
NOT CURRENTLY AVAILABLE

- * 9,000 SF BUILDING
- * 11,760 SF LAND
- * 3,597 SF TOTAL OFFICE
- * 2,300 SF MEZZ OFFICE
- * 18 CAR PARKING
- * CTU CONSTRUCTION
- * BUILT 2004
- * 24' CLEAR
- * 3 RESTROOMS
- * 600A, 240V, 3 PHASE

112 EAST 35TH STREET
NOT CURRENTLY AVAILABLE

- * 8,000 SF BUILDING
- * PART OF LARGER LAND
- * 1,667 SF MEZZ OFFICE
- * CTU CONSTRUCTION
- * BUILT 2004
- * 24' CLEAR
- * 3 RESTROOMS
- * 600A, 240V, 3 PHASE

E 35TH ST

* NOTE: DRAWING NOT TO SCALE. BUYER TO VERIFY ALL INFORMATION, INCLUDING SIZES.

For more information, please contact:

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