

INDUSTRIAL FOR SALE

AVAIL SF: 2,040

TOTAL BLDG SF: 2,040



ADDRESS 21422 S ALAMEDA ST, CARSON CA ZIP 90810

**CO LISTED WITH NON AIR BROKER
GREAT LITTLE OWNER USER PROPERTY
BUYER SHOULD VERIFY ZONING FOR INTENDED USE
AUTO REPAIR CURRENTLY ON SITE**

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____
 SALE PRICE \$ 179,900 Price/SF \$ 88.19 Tax \$ 646.00 Yr 2001-2002
 Terms ALL CASH CLOSE OF ESCROW Possession COE
 Avail SF 2,040 Dim IRR X IRR Power A TBD V TBD Ø TBD W _____
 Min. SF 2,040 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes _____
 Land SF 4,356 Dim IRR X IRR Trk Hi Pos 0 Dim _____ EQ Zone Y
 Const F/S Roof WDF Grd Lev Drs 0 Dim _____ Dock N Well N
 Foil N Sklts N Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 9 OFFICE DATA Ofc SF TBD # TBD Rest Rms: M 0 W 0
 Pkg 8 Fenced N Yr Blt 1942 A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 764-J6 Zone LA To Show Call Broker - OCCUPIED* Sp. Feat. FREE YARD
 AGENT Vincent C Muselli (310)458-4100 Region S Listing # 1025340
 FIRM Muselli Commercial 11/08/02
 FTFC CB000N000S200/AOAA Notes * DO NOT DISTURB

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

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