

INDUSTRIAL FOR LEASE

AVAIL SF: 403,444

TOTAL BLDG SF: 403,444



ADDRESS 5959 RANDOLPH ST, COMMERCE CA ZIP 90040

Randolph Business Center
30' Clearance * ESFR * New Construction * Divisible
Large Fenced & Secured Yard * 165' Truck Access
Abundant Trailer Storage * Two Street Access
Excellent Access to (710) & (5) Freeways

LEASE RENTAL \$ 238,032 /mo Gross _____ Net 0.590 Term Acceptable To Owner
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 371,895.00 Yr 2011-2012
 Avail SF 403,444 Power A 4000 V 277-480 Ø 3 W 4
 Min. SF 199,461 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 684,214 Truck Hi Pos 59 Dim _____
 Const CTU Roof LAM Grd Lev Drs 2 Dim _____
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered ESFR Min Clear Height 30 OFFICE DATA Office SF 12,074 # TBD
 Pkg 233 Yard Yes-Fncd/Pvd Yr Blt 2009 A/C Y Heat Y Fin Ofc Mezz SF 5,937 Incl in Avail SF Y
 Thomas Bk Pg# 675-H1 Zone CMM2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,PARK,YARD
 AGENT John McMillan, SIOR (213)955-6494, Jeff Sanita (213)955-5138, Region C Listing # 1244828
Tim Wallace (213)955-5108 FIRM Cushman & Wakefield 05/20/11
 FTCF CB250N125S150/AOAA Notes Vacant. Spkler: ESFR. Sp Ft: Free Standing Building, Paved Yard, Part of Industrial
Park. More trailer storage may be possible. 100% concrete truck court. 2.5% skylights. Access via Randolph St. & 61st St.,
www.randolphbusinesscenter.com.

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

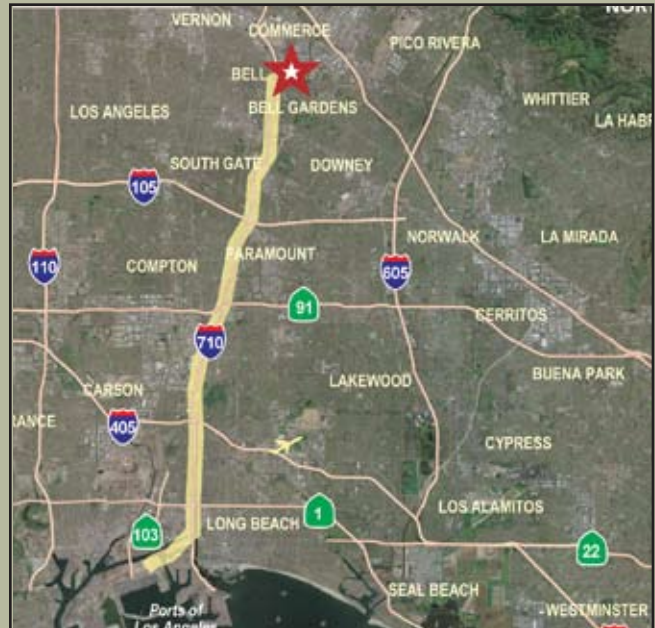
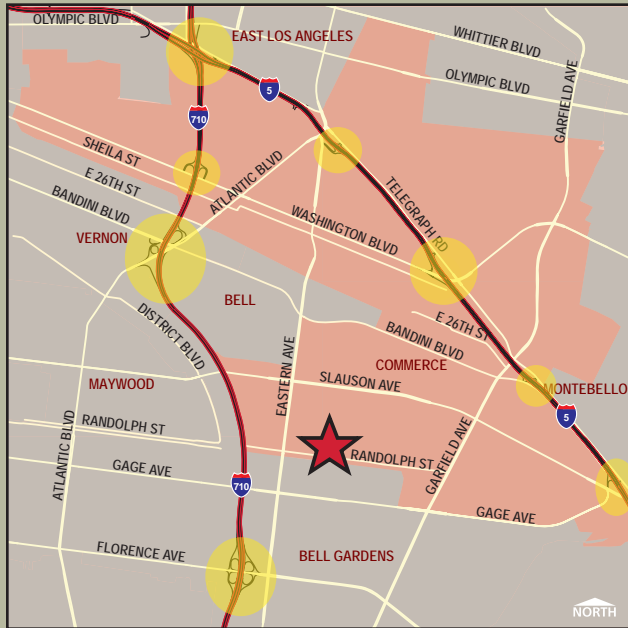
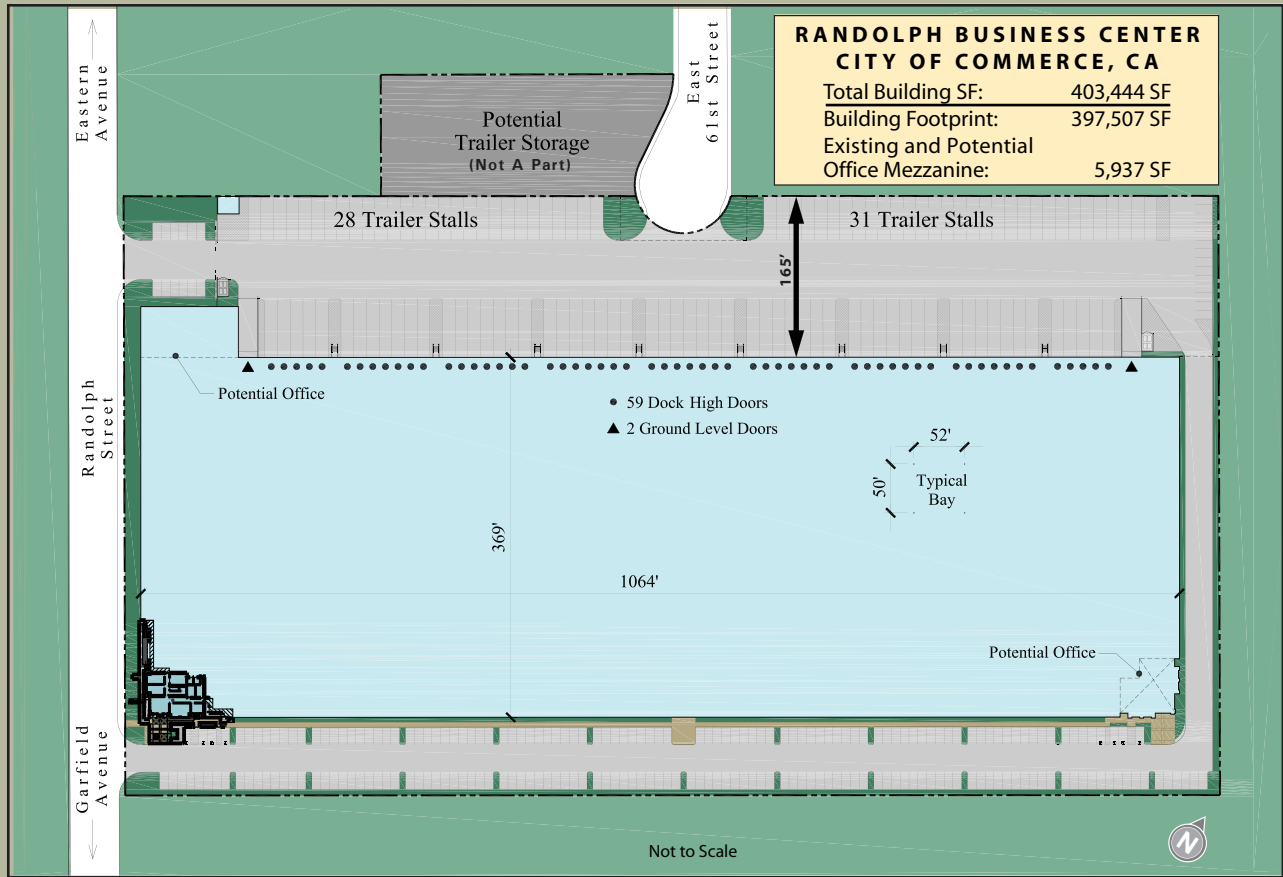
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RANDOLPH BUSINESS CENTER

403,444 SF



FOR FURTHER INFORMATION, PLEASE CONTACT:

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