

# INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 402,507

TOTAL BLDG SF: 402,507



ADDRESS 5959 RANDOLPH ST, COMMERCE CA ZIP 90040

**Randolph Business Center**  
**Largest Freestanding State-of-The-Art Facility In LAC**  
**30' Clearance\* ESFR\* New Construction**  
**Large Fenced & Secured Yard \* 165' Truck Turning Radius**  
**Abundant Trailer Storage \* Two Street Access**  
**Excellent Access To (710) & (5) Fwys**

LEASE RENTAL \$ 237,479 /mo Gross \_\_\_\_\_ Net 0.590 Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ TBD Price/SF \$ TBD Tax \$ TBD Yr 2007-2008  
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate  
 Avail SF 402,507 Dim IRR X IRR Power A TBD V TBD-TBD Ø TBD W TBD  
 Min. SF 150,000 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 707,850 Dim IRR X IRR Trk Hi Pos 59 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF 5,000 Incl in Avail SF Y Rest Rms: M TBD W TBD  
 Sprkd ESFR Min Clr Hgt 30 OFFICE DATA Ofc SF TBD # TBD Rest Rms: M TBD W TBD  
 Pkg 233 Yard Yes-Fenced Yr Blt 2009 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 675-H1 Zone CMM2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,PARK  
 AGENT John McMillan (213)955-6494, Jeff Sanita (213)955-5138, Tim Wallace (213)955-5108 Region C Listing # 1201478  
 FIRM Cushman & Wakefield 07/17/09R  
 FTFCF CB250N125S150/AOAA Notes Vacant. Lease Terms: TBD. Sale Terms: Acceptable To Owner. Sprinklers: ESFR.  
 Sp. Feat: Free Standing Building & Paved Yard. More Trailer Storage May Be Poss. 100% Concrete Truck Court. 2.5%  
 Skylights. Access Via Randolph Street & 61st Street.

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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