

## Industrial For Lease

**Prepared By:**

Global Commercial Real Estate  
811 Wilshire Blvd Suite 880  
Los Angeles, CA 90017

**Available SF:** 144,042**Total Building SF:** 296,960

**Address:** 500 S 7th Ave, Industry, CA 91746  
**Cross Streets:** Don Julian Rd / S 7th St

**Multi Tenant Building  
New Corporate Headquarters Facility  
Close To 10/605/60 Fwys  
Bldg Currently Under Refurbishment  
Possible Rail Service (Union Pacific Rail)  
Divisible into 31,590 SF, 112,452 SF, or 144,042 SF**

**Lease Rate/Mo:** \$84,985  
**Lease Rate/SF:** \$0.59  
**Lease Type:** Gross  
**Terms:** --  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** -- , 2014  
**Available SF:** 144,042  
**Minimum SF:** 144,042  
**Prop Lot Size:** / .0 AC  
**Yard:** Fncd/Pvd  
**Zoning:** IDM

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 1967R03  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 2 / --  
**Dock High/Dim:** 12 / --  
**Clear Height:** 22 - 26  
**Heat/Cool:** Unknown  
**Roof Type:** Lam Glu WB  
**A:** 4000 **V:** 220-480 **Ø:** 3 **W:** 4  
**Parking Spaces:** /Bldg Ratio: --  
**Rail Service:** Yes, Union Pacific  
**Specific Use:** Mfg

**Office SF / #:** 17,500 / 23  
**Restrooms:** 4  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 03/01/16  
**To Show:** Call Agent  
**Region:** LA East/Industry  
**Thomas Guide:** 638-A6  
**APN#:** 8208-00-1050

**Listing Company:** Global Commercial Real Estate - Los Angeles (213) 221-1288

**Agents:** Frank Lahijani (213) 221-1292, Brandon Foster (213) 221-1288 , Mark Zakarian (213) 221-1288

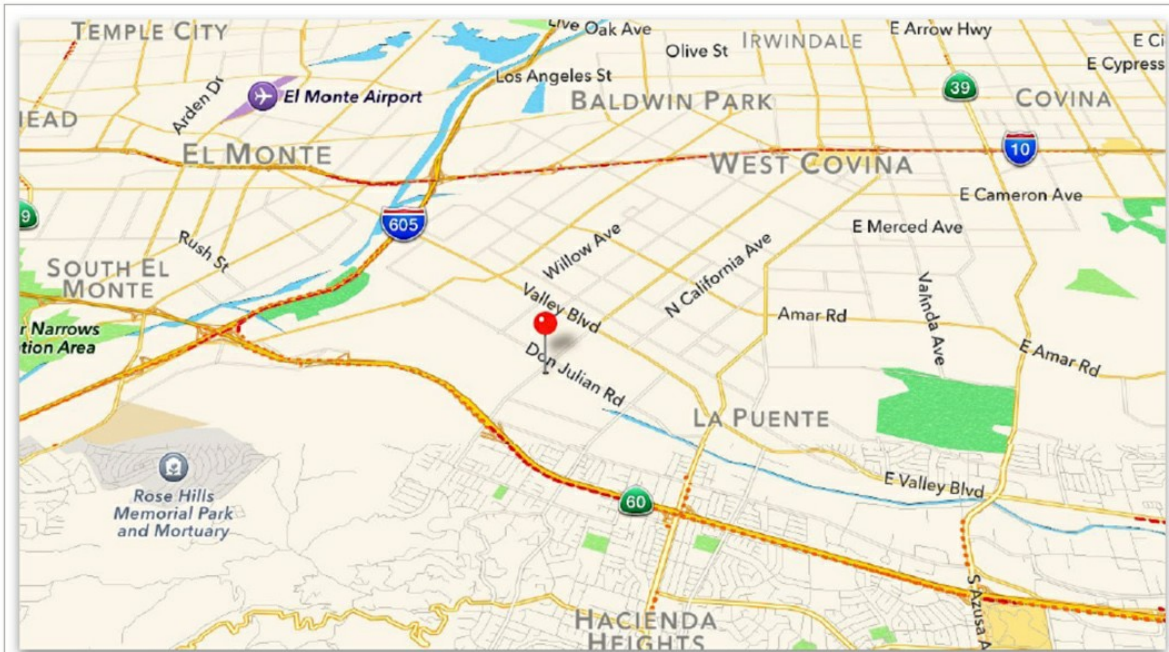
**Property/Listing/Ste #:** 692116/1226023/1992882

**Listing Date:** 07/02/2015

**FTCF:** CB200N000S000/OAA

**Notes:** Call broker to show. Do not disturb current tenant. Tenant to verify all info contained herein. Additional parking possible. Sprinklered. Fenced & Paved Yard. Rail Served: Yes. Property Lot Size:POL. Taxes \$327,531





**Frank Lahijani**

License#: 01022511

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**Brandon Foster**

License#: 01966960

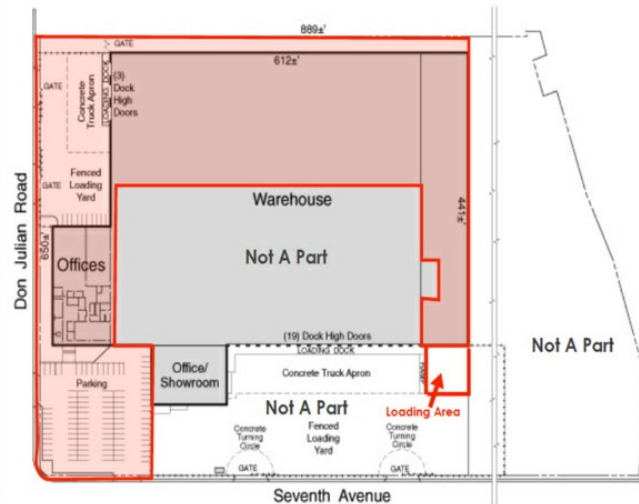
brandonf@global-cre.com

**Mark Zakarian**

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This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



**Prepared By:**

Global Commercial Real Estate  
811 Wilshire Blvd Suite 880  
Los Angeles, CA 90017



**Available SF:** 112,452

**Total Building SF:** 296,960



**Address:** 500 S 7th Ave, Industry, CA 91746  
**Cross Streets:** Don Julian Rd / S 7th St

**New Corporate Headquarters Facility  
Available March 1, 2016  
Larger Paved & Secure Yard  
Excellent Access to 10,605 & 60 FWY  
Divisible into 31,590 SF, 112,452 SF, or 144,042 SF  
Possible Rail Service (Union Pacific Rail)**

**Lease Rate/Mo:** \$66,347  
**Lease Rate/SF:** \$0.59  
**Lease Type:** Gross  
**Terms:** --  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** -- , 2014  
**Available SF:** 112,452  
**Minimum SF:** 112,452  
**Prop Lot Size:** / .0 AC  
**Yard:** Fncd/Pvd  
**Zoning:** IDM

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 1967R03  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 2 / --  
**Dock High/Dim:** 6 / Additional docks possible  
**Clear Height:** 22 - 26  
**Heat/Cool:** Unknown  
**Roof Type:** Lam Glu WB  
**A:** 400 **V:** 220/480 **Ø:** 3 **W:** 4  
**Parking Spaces:** /Bldg Ratio: --  
**Rail Service:** Yes, Union Pacific  
**Specific Use:** Mfg

**Office SF / #:** 17,500 / 23  
**Restrooms:** 4  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 03/01/16  
**To Show:** Call Agent  
**Region:** LA East/Industry  
**Thomas Guide:** 638-A6  
**APN#:** 8208-00-1050

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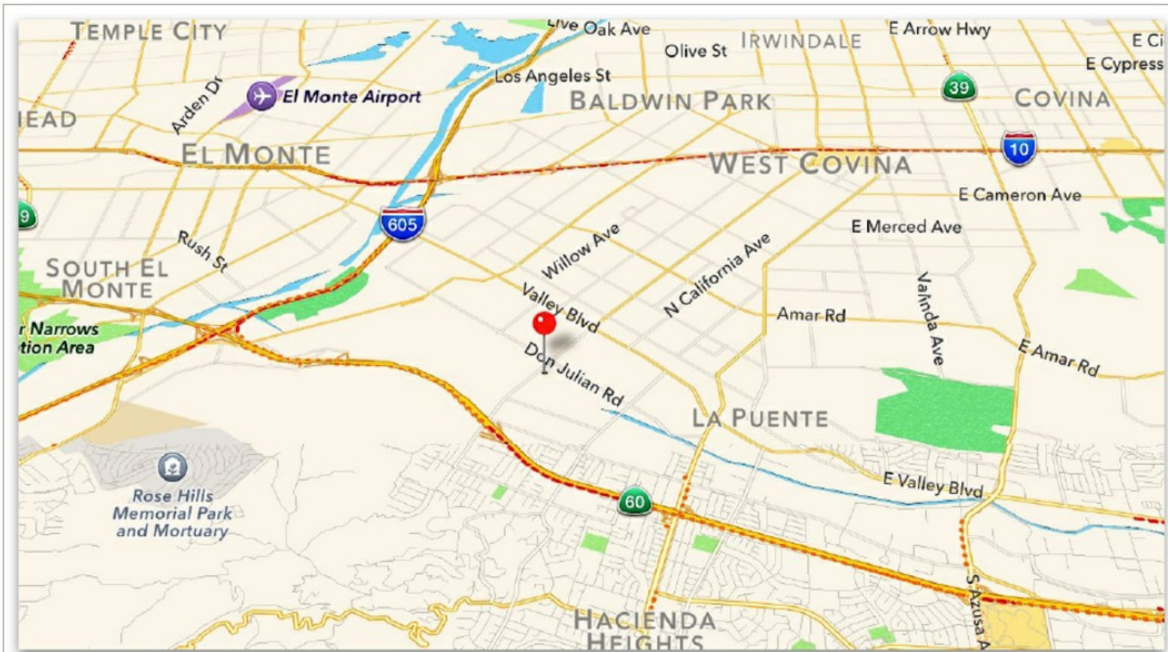
**Property/Listing/Ste #:** 692116/1226023/2530356

**Listing Date:** 07/02/2015

**FTCF:** CB200N000S000/OAA

**Notes:** Call Broker to Show. Do Not Disturb Current Tenant. Tenant to verify all info contained herein. Additional Parking Possible. Sp Ft: Paved Yard. Taxes \$327,531. Property Lot Size: POL.





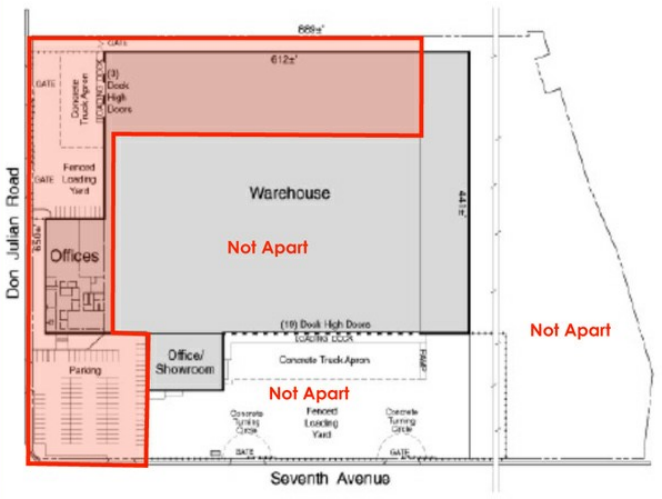


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Los Angeles, CA 90017



**Available SF:** 31,590

**Total Building SF:** 296,960



**Address:** 500 S 7th Ave, Industry, CA 91746  
**Cross Streets:** Don Julian Rd / S 7th St

**New Corporate Headquarters Facility  
Available March 1, 2016  
Large Paved & Secured Yard  
Divisible Into 31,590 SF, 112,452 SF, or 144,042 SF  
Office Built to Suit Possible  
Possible Rail Service (Union Pacific Rail)**

**Lease Rate/Mo:** \$23,376  
**Lease Rate/SF:** \$0.74  
**Lease Type:** Gross  
**Terms:** --  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** -- , 2014  
**Available SF:** 31,590  
**Minimum SF:** 31,590  
**Prop Lot Size:** / .0 AC  
**Yard:** Fncd/Pvd  
**Zoning:** IDM

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 1967R03  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 2 / --  
**Dock High/Dim:** 6 / --  
**Clear Height:** 22 - 26  
**Heat/Cool:** Unknown  
**Roof Type:** Lam Glu WB  
**A:** 4000 **V:** 220/480 **Ø:** 3 **W:** 4  
**Parking Spaces:** /Bldg Ratio: --  
**Rail Service:** Yes, Union Pacific  
**Specific Use:** Mfg

**Office SF / #:** 0 / 0  
**Restrooms:** 1  
**Office Air:** TBD **Office Heat:** TBD  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 03/01/16  
**To Show:** Call Agent  
**Region:** LA East/Industry  
**Thomas Guide:** 638-A6  
**APN#:** 8208-00-1050

**Listing Company:** Global Commercial Real Estate - Los Angeles (213) 221-1288

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**Property/Listing/Ste #:** 692116/1226023/2530366

**Listing Date:** 07/02/2015

**FTCF:** CB200N000S000/OAA

**Notes:** Call broker to show. Do not disturb current tenant. Tenant to verify all information contained herein. Additional parking possible. Sp Ft: Paved Yard. Property Lot Size:POL. Taxes \$ 327,531





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