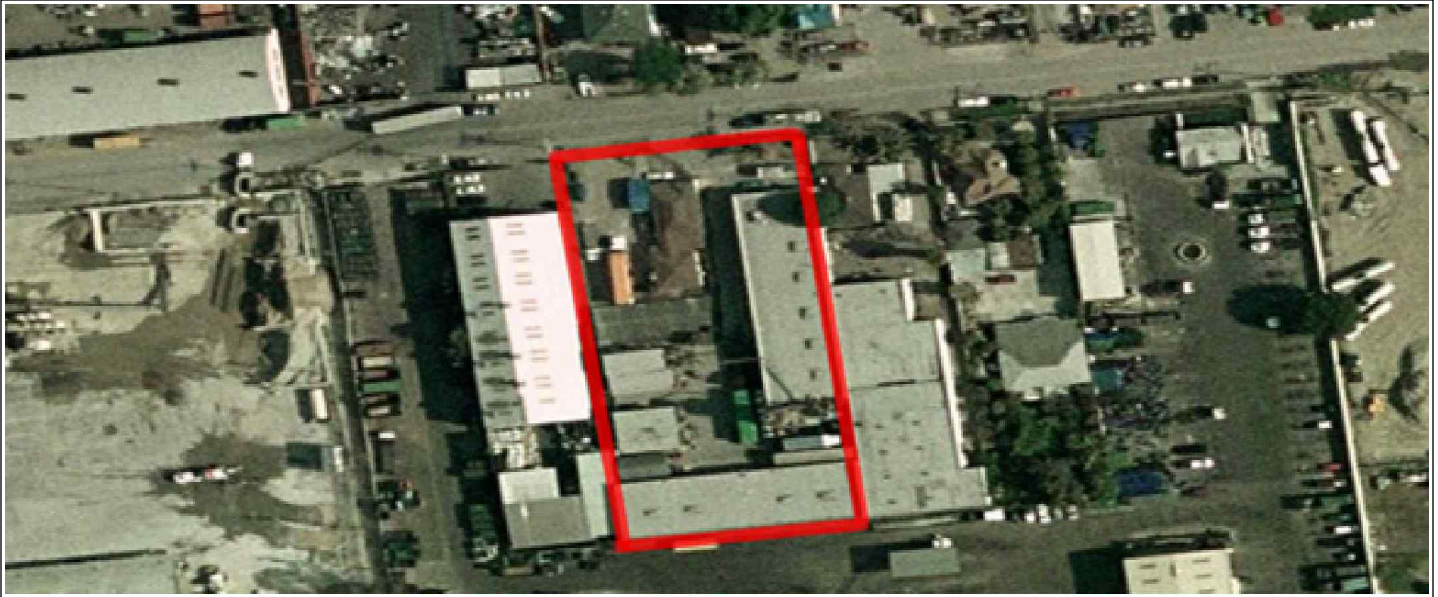


# Industrial For Lease - Available

**Available SF:** 3,263  
**Total Building SF:** 6,525



**Address:** 416 E Banning St, Unit A, Compton, CA 90222  
**Cross Streets:** E Banning St/N Alameda St

**\* Ready For Immediate Occupancy \***  
**Dock High & Ground Level Loading**  
**Adjacent To Alameda**  
**Secure & Fenced Property**  
**Close Proximity To 105 & 710 Fwys**

**Lease Rate/SF:** \$.60  
**Lease Type:** Gross  
**Available SF:** 3,263  
**Const Status/Yr Blt:** Existing/1996  
**Region:** LA South  
**Zoning:** MLBCO

**Lease Rate/Month:** \$1,958  
**Sublease:** No  
**Office SF / #:** 190 / 1  
**Construction Type:** Brick/Block  
**Specific Use:** Light Industrial  
**Lot Size:**

**Taxes:** \$1.84/sf, Yr 2009-2010  
**Possession:** Now  
**Minimum SF:** 3,263  
**Parking:** Spaces: 4  
**Thomas Guide:** 734-J1  
**APN #:** 6169-022-016

**Ground Level Drs:** 1 / 12x12  
**Sprinklered:** Yes  
**Finished Ofc Mezz:** No  
**Include In Avail:** No  
**Rail Service:** No

**Dock High:** 1  
**Yard:** Yes - Fenced/Paved  
**Unfinished Mezz:** No  
**Include In Avail:** No  
**Heat/Cool:** None

**Clear Height:** 14  
**Amps:** 200  
**Volts:** 480-120  
**Phase:** 3 **Wire:** 4  
**Office Air:** No **Office Heat:** No

**Listing Company:** The Heger Company-Los Angeles (323) 727-1144

**Agents:** Robert Thornburgh SIOR CCIM (310) 548-3344 x136, Tom Holland SIOR CCIM (323) 727-1144 x113

**Property/Listing/Ste #:** 711921/415801/920977 **Listing Date:** 01/11/2010

**FTCF:** CB250Y000S000/AOAA

**Notes:** Vacant. Dock high loading position via exterior well. CAM fee estimated \$50, per month. Lessee to verify all information. 2nd Pwr Pnl: 200 Amps.

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.

