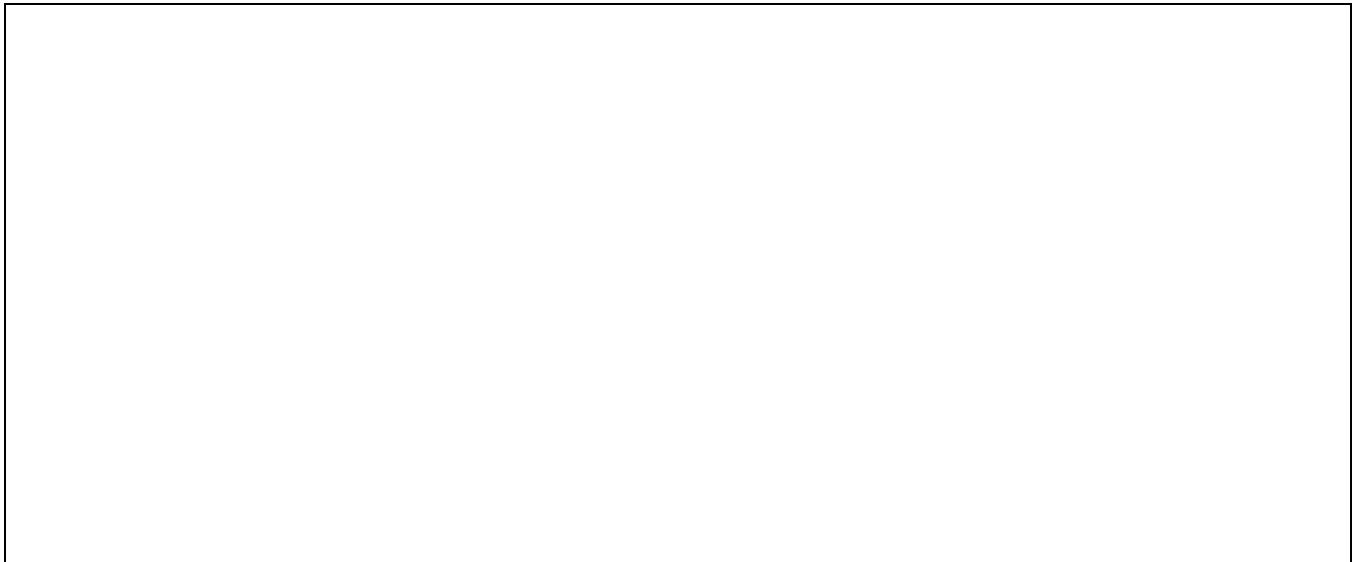


INDUSTRIAL SUBLEASE

AVAIL SF: 4,977

TOTAL BLDG SF: _____

ADDRESS 2050 LONG BEACH AV, LOS ANGELES CA ZIP 90058

RARE FOOD / FISH PROCESSING FACILITY 2400 SF COOLER / PROCESSING AREA AND 550 SF FREEZER RECENTLY UPGRADED ELECTRICAL, INTERIOR AND EQUIPMENT

LEASE RENTAL \$ 6,221 /mo Gross _____ Net 1.249 Term 3-5 YEARS
SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 6,141.00 Yr 2004-2005
Terms _____ Possession Immediate
Avail SF 4,977 Dim IRR X IRR Power A 200 V 220 Ø 3 W 3
Min. SF 4,977 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling NONE PWR Notes MUST VERIFY
Land SF POL Dim _____ Trk Hi Pos 0 Dim 0
Const BLK Roof NONE Grd Lev Drs 1 Dim 12x12 Well N
Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1
Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 870 # 3 Rest Rms: M 1 W 1
Pkg 0 Fenced N Yr Blt 1956 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 674-G1 Zone G1 To Show Call Broker Sp. Feat. FOOD,COOL,FRZR
AGENT Tom Holland SIOR, CCIM (323)727-1144 x113 Region C Listing # 2557
FIRM The Heger Company
FTCF /AOAA Notes _____