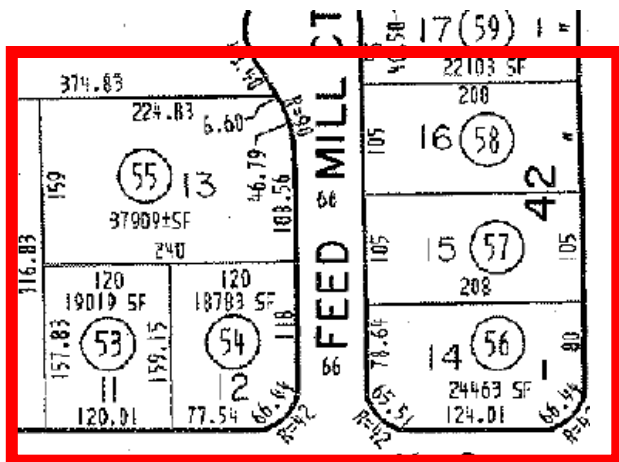




PROPERTY OVERVIEW

		APN	ACRES	SQ FT
Size (Acres)	3.30 AC	3137-012-053	0.44	19,008
Size (SF)	143,825 SF	3137-012-054	0.43	18,782
Zoning	LRHI	3137-012-055	0.87	37,821
Price	\$550,000	3137-012-056	0.56	24,499
Price/Acre	\$166,667	3137-012-057	0.50	21,851
Price/SF	\$3.82	3137-012-058	0.50	21,864
Number of Parcels	6	Total	3.30 AC	143,825 SF

- 6 separate parcels all zoned Heavy Industrial
- Chain link fence surrounding the perimeter
- Large rolling gate for easy truck access
- Close to 14 Freeway
- Utilities nearby (buyer to verify)
- Inquire about removing cul de sac easement
- Property owner to the north will cooperate

This presentation has been prepared to provide summary, unverified information to prospective purchasers. The information in this presentation is not a substitute for a thorough due diligence investigation. No warranty or representation is made with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenants, including tenants' plans or intentions to continue occupancy at the subject property. The information contained in this presentation has been obtained from sources we believe to be reliable; however, it may not have been verified. No warranty or representation is made whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and sellers must take appropriate measures to verify all of the information contained herein. This presentation is not an offer to purchase or a warranty that Broker will obtain an offer to purchase.



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