



One Stop Covina Self Storage - 1101 North Azusa Avenue, Covina, CA 91722

Property Type:	Industrial Self/Mini-Storage Facility	Price:	\$6,500,000
Building Size:	62,423 SF	Price/SF	\$104.13
Year Built:	1984	Occupancy:	70%
Clear Height:	17 Ft.		
Dock-High Doors:	1		
Grade-Level Doors:	11		

Property Description:

Forty Thousand square feet is self storage and Twenty Thousand square feet is Auto Retail self standing on major thoroughfare on Azusa Blvd in Covina California. The self storage consists of 643 individual units and has two telecommun. cell tower contracts that generate good income. The auto retail with major tenants "Firestone Tires" generate about \$260k a year. There has been \$350,000 in improvements with a new marque sign.



4890 S Alameda St - Vernon, CA 90058

Property Type:	Industrial Warehouse	Price:	\$14,900,000
Building Size:	117,684 SF	Price/SF	\$126.61
Year Built:	1941		
Dock-High Doors:	11		

Property Description:

Prime Alameda Corridor. Adjacent contiguous 2.4 acres also available for sale for \$4,400,000.



Two-Tenant NNN Industrial Building - 1600 East Valencia Drive, Fullerton, CA 92831

Property Type:	Industrial Warehouse	Price:	\$9,885,000
Building Size:	108,398 SF	Price/SF	\$91.19
Year Built:	1961	Cap Rate:	5.75%
Clear Height:	19 Ft.	Occupancy:	100%
Dock-High Doors:	1		
Grade-Level Doors:	1		

Property Description:

Marcus & Millichap is pleased to offer for sale a high quality, triple-net leased industrial warehouse building located in Fullerton, California. The property is 100% leased to two established, long-term tenants through March 2015 plus an additional tenant that has leased a portion of the yard area for the past ten (10) years on a month-to-month basis. The primary tenants' leases are triple-net with full pass-through of operating costs including a 3% management fee, and have attractive bi-annual CPI adjustments. The improvements consist of a well-designed, divisible 108,398 square foot building of concrete tilt-up construction. The building was originally built in 1961 and underwent a \$625,000 renovation earlier this year, including a new roof (+/- \$208,000), new HVAC (+/- \$250,000), new restrooms (+/- \$112,000), new warehouse lighting (+/- \$33,000) and a 5-year sprinkler certification/upgrade (+/- \$26,000). The office build-out is approximately 22% including an approximately 11,591 square foot fully-improved mezzanine area, and there is both dock-high and ground-level loading. The property is ideally situated on a corner 5.831 acre parcel, with excellent ingress/egress.



4801-4815 Staunton Ave. - Los Angeles, CA 90058

Property Type:	Industrial Warehouse	Price:	\$150.00/SF
Building Size:	61,310 SF		
Year Built:	1982		
Clear Height:	20 Ft.		
Dock-High Doors:	1		
Grade-Level Doors:	4		
Property Description:	High Quality Warehouse, TWO Separate Bldgs, 20'-24' Clear		



729 E. Temple Street - Los Angeles, CA 90012

Property Type:	Industrial Warehouse	Price:	\$7,850,000
		Price/SF	\$115.77
Building Size:	67,807 SF		
Year Built:	1941		
Clear Height:	14 Ft.		
Dock-High Doors:	0		
Grade-Level Doors:	4		
Property Description:	67,807 sf Available for Sale or Lease PLEASE DO NOT DISTURB TENANT! APPOINTMENT ONLY. Potential Owner/User or Development Property Also Includes Parking Lot on Center Street		



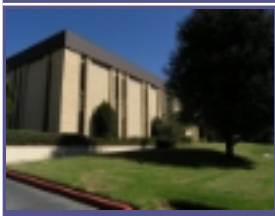
4890 S. Alameda St - Vernon, CA 90058

Property Type:	Industrial Warehouse	Price:	\$14,900,000
		Price/SF	\$126.61
Building Size:	117,684 SF		
Year Built:	1941		
Dock-High Doors:	11		
Property Description:	Prime Alameda Corridor. Adjacent contiguous 2.4 acres also available for sale for \$4,400,000.		



2100 South Figueroa Street - Los Angeles, CA 90007

Property Type:	Office Office Building	Price:	\$26,000,000
		Price/SF	\$196.97
Building Size:	132,000 SF		
Building Class:	B		
Year Built:	1926		
Property Description:	This is approx. 132,000 sq. ft. of improvements situated on approx. 47,000 sq.ft. of land. Potential owner user property for office and warehouse purposes. Potential loft conversion project for student housing.		



27772 Avenue Scott - Valencia, CA 91355

Property Type:	Industrial	Price:	\$15,300,000
	Manufacturing	Price/SF	\$110.87
Building Size:	138,000 SF	Cap Rate:	6.20%
Year Built:	1980	Occupancy:	100%
Clear Height:	21 Ft.		
Dock-High Doors:	5		

Property Description:

Single tenant net leased investment opportunity with no landlord responsibilities. The company, California Millworks, is a privately held company that has been operating from this facility for over 15 years. Current tenant is paying below market rents of \$6.00 per foot. The property was built in 1980 and is a concrete tilt up building with 5 dock high doors, 21 foot minimum clear height with approximately 10,000 square feet of quality office space. The property is leased until February, 2013, with rental increases every two years. The increases are tied to the CPI with a minimum of 4% and a maximum of 8%. THE OWNER WILL CREDIT TO THE BUYER AT CLOSE OF ESCROW THE DIFFERENCE BETWEEN THE ACTUAL NOI AND PROJECTED NOI OF \$947,977 UNTIL DECEMBER, 2008. The property has an extensive dust collection system with two huge vacuums at the rear of the building. The Valencia submarket has a low vacancy rate of 5.35% as of the third quarter of 2005. Located in a master planned business park. The Valencia area is a high growth location for not only industrial, but retail office and single family residences. DO NOT DISTURB TENANT!



10800-10810 Cantara St - Sun Valley, CA 91352

Property Type:	Industrial	Price:	\$7,200,000
	Manufacturing	Price/SF	\$129.96
Building Size:	55,400 SF	Cap Rate:	6.76%
Year Built:	1962	Occupancy:	100%
Clear Height:	17 Ft.		
Grade-Level Doors:	3		

Property Description:

Shown by appointment only -- Do not disturb occupants.
Current loan not assumable



PAW Building - 21001 Nordhoff Street, Chatsworth, CA 91311

Property Type:	Industrial	Price:	\$11,751,200
	Distribution Warehouse	Price/SF	\$148.00
Building Size:	79,400 SF		
Year Built:	1984		
Clear Height:	24 Ft.		
Dock-High Doors:	5		
Grade-Level Doors:	3		

Property Description:

An industrial building of approximately 79,400 square feet, situated on approximately 223,898 square feet of land.



Modernica - Downtown L.A. Redevelopment Site - 2118 E. 7th Place, Los Angeles, CA 90021

Property Type:	Multifamily Garden/Low-Rise	Price:	\$12,900,000
		Price/Unit:	\$1,842,857.14
No. Units:	7		
Building Size:	67,966 SF		
Year Built:	1922		

Property Description:

The Modernica mixed-use community is a collection of 7 buildings totaling 67,966 sf and includes 11 live-work units as well as commercial/industrial space that is ideally suited for an owner-user or conversion into additional live-work units. With Downtown live-work condominium prices averaging nearly \$600 psf, this property is an ideal candidate for condominium conversion. Alternatively, an owner-user may utilize the existing industrial space and continue leasing the live-work units.



Rare New Construction -State of Art Design - 14105 S. Normandie Ave, Gardena, CA 90249

Property Type:	Industrial Warehouse	Price:	\$8,000,000
		Price/SF	\$180.68
Building Size:	44,278 SF		
Year Built:	2006		
Clear Height:	24 Ft.		
Dock-High Doors:	4		
Grade-Level Doors:	3		

Property Description:

State Of The Art Three (3) Unit Design with 400 Amps 208 Volt 3 Phase In Each Unit. Four (4) Dock High And Three (3) Ground Level Loading Positions.



SUSAN STREET - 1909 South Susan Street, Santa Ana, CA 92704

Property Type:	Industrial Manufacturing	Price:	\$135.00/SF
Building Size:	62,957 SF		
Year Built:	1974		
Clear Height:	19 Ft.		
Dock-High Doors:	4		
Grade-Level Doors:	5		

Property Description:

Approximately 62,957 Square Foot Industrial Building located in the Santa Ana Enterprise Zone. TOTAL REHAB IS NOW COMPLETE. Approximately 15,000 square feet of office areas including many privates and large open production/office area.



901 E. 31st St. - Los Angeles, CA 90021

Property Type:	Industrial Warehouse	Price:	\$8,000,000
		Price/SF	\$108.85
Building Size:	73,495 SF		

Property Description:

3 contiguous buildings. Great for manufacturing. Concrete floors and beams. 50 car gated parking. 3 stories: each floor has office and eating area. Currently leased at \$31,600/month gross income (short term leases).



2749 Tanager Ave - Commerce, CA 90040

Property Type:	Industrial Warehouse	Price:	\$5,475,000
		Price/SF	\$125.07
Building Size:	43,775 SF	Cap Rate:	6.50%
Year Built:	1959		
Clear Height:	18 Ft.		

Property Description:

Owner-occupied and will be delivered vacant upon close of escrow.



Fortune Business Park - 13668 Valley Blvd, City of Industry, CA 91746

Property Type:	Industrial Industrial-Business Park	Price:	\$21,600,000
		Price/SF	\$136.79
Building Size:	157,904 SF	Cap Rate:	5.50%
Year Built:	2005	Occupancy:	100%
Dock-High Doors:	13		
Grade-Level Doors:	13		

Property Description:

Colliers Investment Services Group is pleased to present for sale Fortune Business Park (the Property), a new, institutional quality, 157,904 square foot, 7-building (13-unit) dock-high business park located in the City of Industry. Constructed in 2005, the multi-tenant property provides state-of-the-art amenities desired by a variety of tenants in the local submarket.



900 Block East First Street - 900 - 940 East 1st Street, Santa Ana, CA 92701

Property Type:	Shopping Center Strip Center	Price:	\$6,700,000
		Price/SF	\$138.64
Year Built:	1965	Cap Rate:	6.20%
GLA:	48,325 SF	Occupancy:	100%

Property Description:

The subject property is a mixed use Retail/Industrial property situated on the whole 900 block of W 1st Street and Standard Avenue in the city of Santa Ana. The property is anchored by Carquest a privately held corporation with over 3,400 auto parts stores and 40 distribution centers across North America. The offering consist of four buildings. A 9,605 square foot one story strip retail building. A 22,000 square foot two story building being occupied by Carquest. And, two industrial buildings one of 8,640 square feet and the other of 8,080 square feet.



14104-14108 Towne Ave. - Los Angeles, CA 90061

Property Type:	Industrial Warehouse	Price:	\$3,527,920
		Price/SF	\$88.00
Building Size:	40,090 SF		
Year Built:	1966		
Clear Height:	18 Ft.		
Dock-High Doors:	1		
Grade-Level Doors:	5		
Property Description:	DOCK HIGH/ GROUND LEVEL LOADING SPRINKLERED/ FENCED YARD		



12152-12162 Woodruff Avenue - Downey, CA 90241

Property Type:	Industrial Warehouse	Price:	\$4,700,000
		Price/SF	\$80.14
Building Size:	58,650 SF	Occupancy:	68%
Year Built:	1961		
Clear Height:	14 Ft.		
Dock-High Doors:	2		
Grade-Level Doors:	7		
Property Description:	Own 58,650 SF and Occupy 40,178		



Vernon Everett and Fruitland Warehouse - 5050 Everett Court and 4405 Fruitland Avenue, Vernon, CA 90058

Property Type:	Industrial Warehouse	Price:	\$4,220,000
		Price/SF	\$106.98
Building Size:	39,448 SF		
Year Built:	1990		
Clear Height:	20 Ft.		
Dock-High Doors:	2		
Grade-Level Doors:	4		
Property Description:	GREAT VERNON PROPERTY Two Buildings sharing a common yard. Occupy one and lease the other. Current short term income for both buildings is \$15,800. Property offers dock high(2) and ground level(4) loading, 20-22 foot clearance, fenced yard, calculated sprinkler system, concrete block and some metal siding and roof. Building was built in 1990. There are 5 men and 6 restroom fixtures for many employees. Heavy power also of approximately 2000 amps and 600 amps(buyer to verify independently).		



4442 E 26th Street - Los Angeles, CA 90023

Property Type:	Industrial Manufacturing	Price:	\$4,400,000
		Price/SF	\$85.48
Building Size:	51,472 SF		
Year Built:	1974		
Clear Height:	24 Ft.		
Dock-High Doors:	4		
Grade-Level Doors:	0		
Property Description:	Warehouse or Manufacturing Okay		



8820 Miner Street - Los Angeles, CA 90002

Property Type:	Industrial Manufacturing	Price:	\$3,300,000
		Price/SF	\$68.71
Building Size:	48,030 SF		
Year Built:	1946		
Clear Height:	14 Ft.		
Grade-Level Doors:	9		
Property Description:	Well maintained inexpensive facility. Presently used for sofa/bed manufacturing with great amenities including: well distributed power, air lines, well appointed offices, dust collection, ample restrooms, dock high/loading, 5,600 sq. ft. A/C drop ceiling cutting/sewing area. 30 car lot 11,340 sq. ft. across st. included in land sq. ft.		



Carson Street Self Storage - 735 W. Carson Street., TORRANCE, CA 90502

Property Type:	Industrial Self/Mini-Storage Facility	Price:	\$25,000,000
		Price/SF	\$191.85
Building Size:	130,308 SF	Cap Rate:	6.96%
Year Built:	2006		
Property Description:	Brand New 130,308 SF Self-Storage facility, opening July, 2006. Management expects rapid lease-up, currently pre-leasing, with most RV storage spots already filled. State-of-the-art construction, attractive architecture, desirable Beach-town location. Strong demographics. Freeway visibility, frontage on high-traffic Carson Street, enhanced security system. DO NOT DISTURB CONSTRUCTION CREWS, DRIVE-BY ONLY, DO NOT WALK PROPERTY.		



350 Ranger - Brea, CA 92821

Property Type:	Industrial Industrial-Business Park	Price:	\$7,500,000
		Price/SF	\$54.07
Building Size:	138,710 SF	Cap Rate:	6.13%
Year Built:	1979	Occupancy:	100%
Property Description:	This offering represents an excellent opportunity for an investor to acquire the leasehold interest in a multi-tenant industrial building containing 138,710 square feet of space situated on 277,085 square feet. The asset is situated on one parcel encompassing 6.36 acres of land, subject to a ground lease.		



Money Mailer Bldg - 14271 Corporate Dr, Garden Grove, CA 92843

Property Type:	Industrial Distribution Warehouse	Price:	\$133.34/SF
Building Size:	60,000 SF		
Year Built:	1991		
Clear Height:	24 Ft.		
Dock-High Doors:	4		
Grade-Level Doors:	4		
Property Description:	Business Park Environment		



12085 Branford st - Sun Valley, CA 91352

Property Type:	Industrial Industrial-Business Park	Price:	\$7,950,000
		Price/SF	\$189.54
Building Size:	41,944 SF	Cap Rate:	5.90%
Year Built:	1989	Occupancy:	100%
Clear Height:	18 Ft.		
Property Description:	Multi- tenant with 41,944 SF of leasable space which is spread evenly over 30 spaces. The units, which average 1,400 SF, are leased on a month-to month basis giving a new investors the opportunity to capitalize on very low vacancy and significantly increase current income.		



5601 BICKETT ST. - VERNON, CA 90058

Property Type:	Industrial Manufacturing	Price:	\$6,990,000
		Price/SF	\$151.30
Building Size:	46,200 SF		
Year Built:	2002		
Clear Height:	24 Ft.		
Dock-High Doors:	6		
Grade-Level Doors:	1		
Property Description:	NEW STATE OF THE ART INDUSTRIAL BUILDING. SECURED FRONT AND REAR YARDS. 6 DOCK HIGH POSITIONS WITH 138' TRUCK ACCESS. 24' CEILING CLEARANCE. .45/3000 GPM CALCULATED SPRINKLER SYSTEM.		

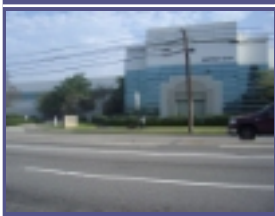


545 Terrace Drive - San Dimas, CA 91773

Property Type:	Industrial Warehouse	Price:	\$4,517,222
		Price/SF	\$139.00
Building Size:	32,498 SF		
Year Built:	1973		
Clear Height:	20 Ft.		
Dock-High Doors:	2		
Grade-Level Doors:	2		

Property Description:

High tech/R&D building. 100% HVAC and dropped ceiling. Executive offices and production rooms. Excellent access to 210, 57, 71, & 10 fwys. Refurbished in 1992. 4,876 sqft. of office space. 2,438 sqft. of mezzanine space.

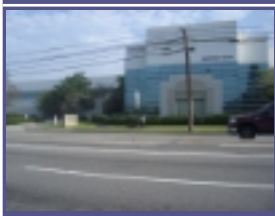


279 E. Arrow Highway - San Dimas, CA 91773

Property Type:	Office Office Building	Price:	\$5,995,000
		Price/SF	\$108.38
Building Size:	55,317 SF		
Year Built:	1988		

Property Description:

Approximately 55,317 sqft., approximately 30,000 sqft. of office area, approximately 10,500 sqft. of R&D area and approximately 14,400 sqft. of warehouse area. Three Cell Towers paying approximately \$4,900.00 per month. Wide open office layouts wih perimeter. 112 parking spaces. 2 cranes in warehouse. Fenced parking area.



279 E. Arrow Hwy. - San Dimas, CA 91773

Property Type:	Industrial Flex Space	Price:	\$5,995,000
		Price/SF	\$108.38
Building Size:	55,317 SF		
Year Built:	1988		
Clear Height:	24 Ft.		
Grade-Level Doors:	3		

Property Description:

Approximately 55,317 sqft. building, approximately 30,000 sqft. of office area, approximately 10,500 sqft. of R&D area, approximately 14,400 sqft. of warehouse area. Three Cell Towers paying approximately \$4,900.00 per month. Wide open office layouts with perimeter offices. 112 parking spaces. Two cranes. Fenced parking area.



9134 Independence Avenue - Chatsworth, CA 91311

Property Type:	Industrial Warehouse	Price:	\$137.82/SF
Building Size:	32,275 SF		
Year Built:	1969		
Clear Height:	18 Ft.		
Dock-High Doors:	1		
Grade-Level Doors:	2		
Property Description:			
Free Standing Industrial Building Great Manufacturing or Distribution Center Interior Truck Well			



20630 Nordhoff Street - Chatsworth, CA 91311

Property Type:	Industrial R&D	Price:	\$7,238,660
		Price/SF	\$143.00
Building Size:	50,620 SF		
Year Built:	1977		
Clear Height:	24 Ft.		
Dock-High Doors:	2		
Grade-Level Doors:	2		
Property Description:			
Previously Listed For Lease. This highly improved facility has 3,000 amps, 277/480 volt, 3 phase, 4 wire main electrical service vault. Parking is in excess of 3/1,00. The previous tenant had very sophisticated laser testing systems in various areas of the building. This testing resulted in upgrades to the air conditioning systems and additional build-out of clean rooms with electrical drops, air and gas lines, upgraded lighting and many other tenant amenities. There are two (2) legal lots that are incorporated in the building and parking configuration. The facility has a double wide, dock high, interior loading area. The building is approximately 50% two story office building out with the mezzanine offices featuring floor to ceiling windows in the executive offices, additional perimeter office, large bull pen area with two conference rooms and a kitchenette serving both rooms.			



13451 Brooks Drive - Baldwin Park, CA 91706

Property Type:	Industrial Warehouse	Price:	\$5,290,000
		Price/SF	\$169.82
Building Size:	31,150 SF	Cap Rate:	5.60%
Year Built:	1989	Occupancy:	100%
Clear Height:	30 Ft.		
Dock-High Doors:	2		
Grade-Level Doors:	2		
Property Description:			
Highly upgraded warehouse for DVD/CD production facility. Owner spent more than one million dollars for high quality insulation, lighting, chiller, HVAC system improvements... There are offices on both stories. 1600 Amp. main power; 30 foot ceiling high in the warehouse area. The property owner is also the business partner of DVD/CD production. This property is possible for Owner/User or Investment.			



545 Terrace Dr. - 545 Terrace Drive, San Dimas, CA 91773

Property Type:	Industrial	Price:	\$4,517,222
	Industrial-Business Park	Price/SF	\$139.00
Building Size:	32,498 SF		
Year Built:	1973		
Clear Height:	20 Ft.		
Dock-High Doors:	2		
Grade-Level Doors:	2		

Property Description:

Excellent Freeway access. High tech/R&D bulding. 100% HVAC and dropped ceiling. Executive offices and production rooms. Refurbished in 1992.



335 E. Compton Blvd. - Unincorporated LA County, CA 90248

Property Type:	Industrial	Price:	\$7,500,000
	Distribution Warehouse	Price/SF	\$109.85
Building Size:	68,272 SF		
Year Built:	2003		
Clear Height:	24 Ft.		
Dock-High Doors:	0		
Grade-Level Doors:	4		

Property Description:

STEEL FABRICATING FACILITY. FULLY EQUIPPED WITH 11 CRANES FROM 3-20 TONS. VERY CLEAN PROPERTY WITH NEWER OFFICES. LOT SIZE 118,483 SF. EQUIPMENT TO(\$1,750,000) TO BE PURCHASED W/ SALE OF REAL ESTATE. OWNER IS WILLING TO STAY TO TEACH BUYER HOW TO RUN THE BUSINESS.



2626 - 2664 S Santa Ave - Vernon, CA 90058

Property Type:	Industrial	Price:	\$4,000,000
	Warehouse	Price/SF	\$119.90
Building Size:	33,360 SF		
Year Built:	1928		
Clear Height:	12 Ft.		
Dock-High Doors:	0		
Grade-Level Doors:	4		

Property Description:

295 FEET OF SANTA FE AVENUE FRONTAGE, ACROSS FROM NEW RETAIL CENTER, CORNER PROPERTY @ 27TH & SANTA FE, TWO SEPARATE LEGAL PARCELS, 24,272 SF EXCESS LAND, IDEAL FOR USER: APPAREL, TOY, CASH & CARRY, TWO STORY BUILDING WITH ABUNDANT PARKING



2700 N. ALAMEDA STREET - COMPTON, CA 90222

Property Type:	Industrial Distribution Warehouse	Price:	\$3,300,000
		Price/SF	\$94.29
Building Size:	35,000 SF		
Year Built:	1940		
Clear Height:	30 Ft.		
Dock-High Doors:	1		
Grade-Level Doors:	7		

Property Description:

VERY HIGH VISIBILITY,VERY HIGH CEILING,3 PHASE 480VOLT POWER,M3 ZONNING,100% LEASED,INCOME \$20,000.00/MONTH,CONCRETE TILT UP AND COCRETE BLOCK ON SOME PARTS,VERY LARGE YARD 76,000 SQFT, ONE HIGH DOCK MANY GROUND LEVEL LOADINDG,CORNER LOT,HAS 3 DIFFERENT PARCEL TO SELL INDIVIDUALLY



2155 E. 14TH St. - Los Angeles, CA 90021

Property Type:	Industrial Warehouse	Price:	\$7,500,000
		Price/SF	\$236.94
Building Size:	31,653 SF		
Year Built:	1942		
Clear Height:	24 Ft.		
Dock-High Doors:	24		
Grade-Level Doors:	1		

Property Description:

- *80% NEW CONSTRUCTION 2006
- *GREAT PRODUCE DISTRIBUTION BUILDING
- *7,650 SQ.FT. OF COOLER PLUS 1,344 SQ.FT. OF FREEZER
- *LARGE YARD WITH 1,700 SQ.FT. TRUCK REPAIR BUILDING
- * OWNER WILL CARRY (FOR RIGHT BUYER)



11119-27 Dora Street - Sun Valley, CA 91352

Property Type:	Industrial Manufacturing	Price:	\$6,059,700
		Price/SF	\$90.00
Building Size:	67,330 SF		
Year Built:	1964		
Clear Height:	12 Ft.		
Dock-High Doors:	4		
Grade-Level Doors:	1		

Property Description:

67,330 sq.ft. industrial building located on 101,826 sq.ft. of M2 zoned land. Heavy Power, Dock High and Ground Level Loading, Fully Fenced.



Saugus Industrial Center - 26000 Springbrook, Santa Clarita, CA 91350

Property Type:	Industrial	Price:	\$35,000,000
	Industrial-Business Park	Price/SF	\$527.40
Building Size:	66,363 SF		
Year Built:	1957		
Clear Height:	50 Ft.		

Property Description:

Approx. 34.94 acres of industrial property. City of Santa Clarita, Saugus area. Rail spurs. Approx. 66,363 square feet of existing buildings. On 5 parcels. 3 phase power. Some possible uses are manufacturing, distribution, movie studio, R&D, etc.
Call for info



9300 Santa Fe Springs Road - Santa Fe Springs, CA 90670

Property Type:	Office	Price:	\$10,750,000
	Office Building	Price/SF	\$164.23
Building Size:	65,456 SF	Cap Rate:	7.43%
Parking Ratio:	3.65/1,000 SF	Occupancy:	86%
Year Built:	1980		

Property Description:

The 9300 Santa Fe Springs Road property offers an investor a unique opportunity to acquire a single story office/flex building in one of the strongest submarkets in Southern California. Leased to three tenants, the property is improved with a 65,456 square foot concrete tilt-up building on 4.07 acres. The property features direct office entryways, ample parking area, modern office build-out, and fiber optic routing capability. The building's design and divisibility creates flexibility to accommodate a wide range of tenant requirements. This opportunity offers investors a stable investment with fixed rental increases priced below replacement cost. The market's low vacancy rate, combined with increasing absorption and lack of vacant land, will continue to result in consistent long-term rental growth in the Mid-Counties submarket.



Sara Lee Fresh Baking Facility - 5200 South Alameda Street, Vernon, CA 90058

Property Type:	Industrial	Price:	\$28,000,000
	Distribution Warehouse	Price/SF	\$222.85
Building Size:	125,643 SF	Cap Rate:	6.75%
Year Built:	1989	Occupancy:	100%
Clear Height:	28 Ft.		
Dock-High Doors:	10		

Property Description:

This offering represents an excellent opportunity for an investor to acquire a 1.5-story, state-of-the-art, 125,207 square foot, concrete tilt-up bakery building operated by Sara Lee. Completed in 1989 and renovated in 1996, the bakery is designed with cross-dock loading and flexible divisibility. The well-appointed corporate offices above the bakery provide extensive views of the baking lines from its mezzanine location. The property is situated on 4.59 acres in the City of Vernon in the Central Region of Los Angeles County, Southern California's most strategically placed industrial area. Features include 28 foot clearance, excellent truck loading, skylights, foil insulation, heavy power, calculated fire sprinkler system, and fenced and secure yard areas.



CATELLUS COMMERCE CENTER - 301 BREA CANYON RD., City Of Industry, CA 91789

Property Type:	Industrial Distribution Warehouse	Price: \$10,500,000	\$175.00/SF
Building Size:	60,000 SF		
Year Built:	1998		
Clear Height:	26 Ft.		
Dock-High Doors:	4		
Grade-Level Doors:	1		
Property Description:	NEW HIGH IMAGE INDUSTRIAL BUILDING		



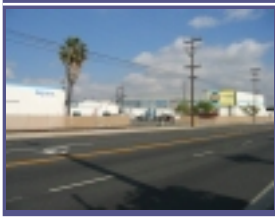
North Valley Warehouse - 444 West Ave H-6, Lancaster, CA 93535

Property Type:	Industrial Refrigerated/Cold Storage	Price: \$4,000,000	
		Price/SF	\$84.52
Building Size:	47,327 SF		
Year Built:	1953		
Dock-High Doors:	1		
Grade-Level Doors:	1		
Property Description:	47,327sf +/- CTU facility consisting of 26,500sf +/- of cold storage and 13,380sf +/- open packing area. Adjacent to Union Pacific Rail line, prviously served via now disconnected spur. Previoulsy used for produce cold storage and packing, easily converted to other uses with a total of 11.73+/- acres available on 10 seperate lots, single user could pick up additional 1/2 acre with lot merger and abandonment of Ave H-8.		



14500 Nelson Avenue - City of Industry, CA 91744

Property Type:	Industrial Warehouse	Price: \$22,625,676	
		Price/SF	\$118.00
Building Size:	191,743 SF		
Year Built:	2007		
Clear Height:	30 Ft.		
Dock-High Doors:	31		
Grade-Level Doors:	2		
Property Description:	30' clearance state-of-the-art concrete tilt-up Building built by C.E.G. Construction Features - can be built-to-suit Scheduled completion date of 2nd quarter 2007		



Sweet Ovarions/Degussa - 16911 S. Normandie Avenue, Gardena, CA 90247

Property Type:	Industrial Distribution Warehouse	Price:	\$10,950,000
		Price/SF	\$117.54
Building Size:	93,160 SF	Cap Rate:	6.40%
Year Built:	1980		
Dock-High Doors:	9		
Grade-Level Doors:	3		

Property Description:

- 93,160 SF with 10,950 SF of Office Space on 4.05 acres of land
- Tenant is Sweet Ovarions/Degussa, leading US supplier of fruit and non-fruit sweet preparations
- 15 year absolute net lease/expires January 3, 2020; fixed rental rate increases
- Year Built: 1952/1980

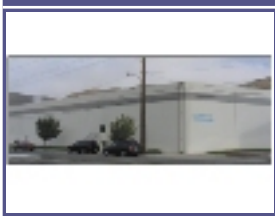


Fairway Business Park - 40222a & 40222b La Quinta Lane, Palmdale, CA 93551

Property Type:	Industrial Industrial-Business Park	Price:	\$4,994,000
		Price/SF	\$131.01
Building Size:	38,120 SF		
Year Built:	2006		
Clear Height:	20 Ft.		
Grade-Level Doors:	4		

Property Description:

2-Truck Wells on north side building,6-14' roll up doors, 6-entries.Both buildings sold together.



Santa Clarita Industrial Building - 17341 Sierra Highway, Santa Clarita, CA 91351

Property Type:	Industrial Warehouse	Price:	\$3,786,784
		Price/SF	\$83.40
Building Size:	45,406 SF	Cap Rate:	6.00%
Year Built:	1989	Occupancy:	100%
Clear Height:	21 Ft.		
Dock-High Doors:	3		
Grade-Level Doors:	1		

Property Description:

High image manufacturing / distribution facility. Property is 100% leased by tenant that's occupied since 1989. Huge Upside- Lease .20 to .28 below market.



17915 E Railroad Street - City of Industry, CA 91748

Property Type:	Industrial Manufacturing	Price:	\$7,500,000
Building Size:	81,894 SF	Price/SF	\$91.58
Year Built:	1987	Cap Rate:	5.21%
Clear Height:	24 Ft.	Occupancy:	100%
Dock-High Doors:	4		
Grade-Level Doors:	2		

Property Description:

Single Tenant Net Leased, 100% Occupied. Concrete Tilt-Up Industrial Building. Lease Expiration 12/31/2011.



AGM, INC - 2425 E .30th St, Vernon, CA 90058

Property Type:	Industrial Distribution Warehouse	Price:	\$7,500,000
Building Size:	74,252 SF	Price/SF	\$101.01
Year Built:	1950		
Dock-High Doors:	6		
Grade-Level Doors:	2		

Property Description:

owner user warehouse or manufacturing, Roof-top parking /100 cars capacity, Heavy power(3000 A), Remodeled in 2004, Fenced yard with dock Hi loading.please call!!!!!!!!!!!!!!!!!!!!!!



The Endevco Building - 30700 Rancho Viejo Road, San Juan Capistrano, CA 92675

Property Type:	Industrial R&D	Price:	\$34,000,000
Building Size:	125,000 SF	Price/SF	\$272.00
Year Built:	1974	Cap Rate:	5.91%
		Occupancy:	100%

Property Description:

The building is a one story, research and development (R&D) building totaling approximately 125,000 square feet situated on 15.32 acres of land. The Property is 100% air conditioned/drop ceiling and has no loading doors. The building construction is wood and concrete block with a stucco exterior and ceramic tile roof. The building was originally constructed in 1974 by the tenant and expanded to its present size in 1978. The Property has 451 surface parking spaces and is parked 3.6 per 1,000 rentable square feet which is above standard and makes the Property very attractive to users and for possible expansion or redevelopment. The tenant is spending approximately \$3 million (\$24 p.s.f.) to \$5 million (\$40 p.s.f.) over the next 18 months reconfiguring the interior of the building to better accommodate its needs. The Property is zoned MP (Industrial Park) by the City of San Juan Capistrano. The City of San Juan Capistrano allows for a coverage ratio of 30% with a maximum structure height of 35 feet.



FedEx Freight West - 2045 E. Washington Boulevard, Los Angeles, CA 90021

Property Type:	Industrial	Price:	\$30,000,000
	Truck	Price/SF	\$73.42
	Terminal/Hub/Transit	Occupancy:	100%
Building Size:	408,592 SF		
Year Built:	1971		
Clear Height:	20 Ft.		
Dock-High Doors:	74		
Grade-Level Doors:	4		

Property Description:

This Property consists of a fully renovated "Former Consolidated Freight Terminal" leased to Fedex Freight West, Inc. FedEx Freight operations include shipping of freight weighing from 151 pounds to 2,200 pounds. FedEx Express Freight provides 100 percent coverage to any U.S. location and international express freight offers priority service to 50 countries in one to three business days. The lease contains annual CPI rent adjustments with a 3% maximum each and every year of the lease term and option terms if exercised (3 five year options to extend). The lease commenced June 2005 and June expires 2020 and is guaranteed by FedEx Corp. A very bondable credit tenant. The Property spans 408,592 square feet of land (9.38 Acres) with 54,560 sq/ft of fully remodeled improvements per Fedex spec.s consisting of a 30,528 sq/ft cross dock with 74 loading doors, 20,000 sq/ft service shop area & 4,000 sq/ft office structure. Tenant pays all operating expenses, including earthquake insurance and any maintenance of the underground utilities, building slab and building structural. *The adjacent 9 acre parcel at 2201 E. Washington sold on 4/5/04 for \$57 Million.



Apperson Print Building - 6855 E. Gage, Commerce, CA 90040

Property Type:	Industrial	Price:	\$6,300,000
	Manufacturing	Price/SF	\$81.19
Building Size:	77,600 SF	Cap Rate:	6.78%
Year Built:	1955	Occupancy:	100%
Dock-High Doors:	4		
Grade-Level Doors:	1		

Property Description:

Leased through 7/2007. Building is 75,000 sf footprint and 2,600 sf mezzanine office, with 15,000 sf of ground floor office. The building is very good condition and well maintained. Could be owner-user purchase given the current lease term. Clear heights in the mfg area are 14' - 16', warehouse area is 18'. The building has had relatively light use for many years and show little wear and tear. Fully sprinklered with wet system. Loading is from 4 DH, 1 GL, and 1 interior truck well.



Fairway Business Park - 114 Grand Cypress Ave., Palmdale, CA 93550

Property Type:	Office	Price:	\$120.00/SF
	Institutional/Governmental		
Building Size:	72,925 SF		
Building Class:	A		
Parking Ratio:	2/1,000 SF		
Year Built:	2005		

Property Description:

Modern state of the art building located at the corner of Grand Cypress & Division. Suitable for one or more tenants. Available December 1, 2005. Call listing agent for showing instructions.

Property For Sale

Frank C Kao · (949) 856-9857 · frankkao@kingsamerica.com

Kingsamerica Realty



2425 E. 30th St. - Vernon, CA 90058

Property Type:	Industrial	Price:	\$6,900,000
	Manufacturing	Price/SF	\$92.93
Building Size:	74,252 SF		
Year Built:	1950		

Property Description:

IMPORTANT - "JUST FELL OFF FROM ESCROW and BACK IN MARKET"
OWNER MUST SELL - WAS \$8,900,000
IDEAL FOR MANUFACTURING & DISTRIBUTION FACILITY
WAREHOUSE USE ACCEPTABLE
ROOF-TOP PARKING 100 CARS TOTAL / ABUNDANT OFFICES
3000 AMPS OF POWER WELL DISTRIBUTED
FENCED YARD

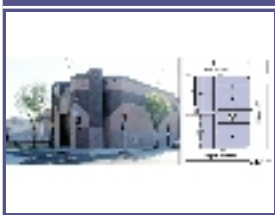


500 - 526 E Oaks St - Compton, CA 90220

Property Type:	Industrial	Price:	\$4,858,840
	Manufacturing	Price/SF	\$68.43
Building Size:	71,000 SF		
Year Built:	1954		

Property Description:

LARGE YARD, HEAVY POWER, FUNCTIONAL BUILDING, DIVISIBLE (OCCUPY PART AND LESAE BALANCE), DOCK HIGH & GROUND LEVEL LOADING, OVER 100 CAR PARKING, 4 SEPARATE PARCELS

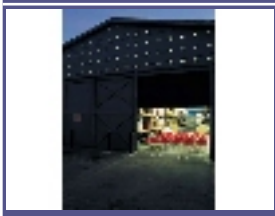


2250 S. Maple Ave., Los Angeles, CA 90011 - 2250 S. Maple Ave., Los Angeles, CA 90011

Property Type:	Industrial	Price:	\$12,495,000
	Manufacturing	Price/SF	\$161.64
Building Size:	77,300 SF		
Year Built:	1981		
Clear Height:	26 Ft.		
Dock-High Doors:	8		
Grade-Level Doors:	1		

Property Description:

Prime manufacturing/warehouse facility. Built 1981. 3 street frontage. Located in Enterprise Zone (tax benefits). 103 car fenced parking lot. 26' ceiling height, 8 truck high loading positions, space heat, fluorescent lighting, sprinklered, foil, concrete tilt-up construction.



Modernica Furniture - 2118 E 7th Place, Los Angeles, CA 90021

Property Type:	Industrial Flex Space	Price:	\$14,000,000
		Price/SF	\$209.24
Building Size:	66,910 SF		
Year Built:	1925		

Property Description:

Home to "Modernica" Furniture. The aesthetically beautiful and rehabbed 2114-2144 E 7th Place offers an exciting opportunity for an Investor/Owner User to capitalize on the expanding Downtown Los Angeles Marketplace. Eight (8) buildings on ten(10) Lots. Approximately 38,000sf is Owner Occupied with the remaining approximately 28,000 sf are utilized as beautiful Live/Work Lofts. For more information please fill out the attached Registration form.

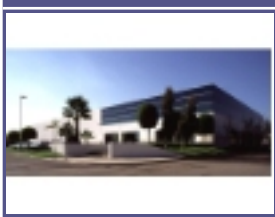


11001 Fleetwood Street - Sun Valley, CA 91352

Property Type:	Industrial Flex Space	Price:	\$4,036,500
		Price/SF	\$115.00
Building Size:	35,100 SF		
Year Built:	1974		

Property Description:

An approximately 35,100 square foot CTU building situated on approximately 64,538 square feet of M2 zoned land. Building has been earthquake retrofitted. Roof is one (1) year old. Heavy power, fenced yard. Buyer to assume existing 1st Trust Deed.



CORPORATE HEADQUARTERS/DISTRIBUTION BUILDING - 12101 Western Avenue, Garden Grove, CA 92841

Property Type:	Industrial Distribution Warehouse	Price:	\$15,781,250
		Price/SF	\$126.25
Building Size:	125,000 SF		
Clear Height:	27 Ft.		
Dock-High Doors:	14		
Grade-Level Doors:	1		

Property Description:

High Image Corporate Headquarters Facility, Street Frontage, Approximately 20,000 sf of highly upgraded offices, huge approx. 6.2 acre lot, two fenced yard areas, 14 dock doors/13 with load levelers, 1 loading ramp, 80' truck scale, complete security system throughout facility, there is upgraded fire sprinkler system, major building signage and street monument signage. Excellent warehouse clearance, heavy power. This is an exceptionally clean, first class facility. This is an owner user or an investment sale. Seller will vacate at close of escrow or consider a possible sale leaseback. There also is the possibility of leasing this facility. The asking sales price of this building is below replacement cost.



5000 District Blvd - 5000 District Blvd Bldg 1, Vernon, CA 90058

Property Type:	Industrial Manufacturing	Price:	\$11,900,000
Building Size:	231,000 SF	Price/SF	\$51.52
Year Built:	1940	Cap Rate:	8.68%
Clear Height:	14 Ft.		
Dock-High Doors:	13		
Grade-Level Doors:	1		

Property Description:

2 BUILDINGS, 4820 E 50TH ST & 5000 DISTRICT BLVD, 5000 DISTRICT BLVD IS LEASED ON NET BASES UNTIL 12/31/10, CENTRALLY LOCATED IN STABLE "IN FILL" MARKET, EXTREMELY LOW MARKET VACANCY FO 0.6%, STABLE CASH FLOW - NO EXISTING DEBT ON PROPERTY



2301 East 7th Street - Los Angeles, CA 90023

Property Type:	Industrial Warehouse	Price:	\$30,000,000
Building Size:	296,306 SF	Price/SF	\$101.25
Year Built:	1924		
Clear Height:	10 Ft.		
Dock-High Doors:	13		
Grade-Level Doors:	1		

Property Description:

UNIQUE CONDO DEVELOPMENT OPPORTUNITY, ENTIRE CITY BLOCK, ADJACENT TO 101, 5 & 10 FREEWAY INTERCHANGE, LARGE FLAT ROOF - IDEAL FOR AMENITIES, IDEAL FOR SELF-STORAGE DEVELOPMENT.

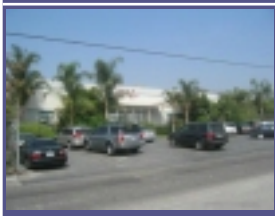


1307 S Myrtle Ave - Monrovia, CA 91016

Property Type:	Industrial Manufacturing	Price:	\$4,300,000
Building Size:	31,000 SF	Price/SF	\$138.71
Year Built:	1955		

Property Description:

Owner-User facility for manufacturing or office. Easy access 210 freeway
Also Available for Lease. DO NOT CONTACT OR APPROACH PROPERTY OCCUPANTS - DRIVE BY ONLY



1561 CHAPIN RD. - Montebello, CA 90640

Property Type:	Industrial Manufacturing	Price:	\$7,168,000
		Price/SF	\$80.00
Building Size:	89,600 SF		
Year Built:	1960		

Property Description:

The property is located in an industrial area in the city of Montebello. It is currently improved with a large industrial building and includes a large secured yard/container storage and excess land. Ninety percent of the industrial building is warehouse with high ceilings. Clearance is approximately 18 to 21 feet. The front which is ten percent of the facility is improved with offices. The offices have two floors.



1365 N Knollwood Cir - Anaheim, CA 92801-1312

Property Type:	Industrial Distribution Warehouse	Price:	\$5,699,963
		Price/SF	\$92.44
Building Size:	61,664 SF	Cap Rate:	6.80%
		Occupancy:	100%

Property Description:

One Free Standing 64,846 Sq.Ft. Industrial Building,Waste Water Discharge Permit; 1.2 Million Gallons Per Day,Zone Industrial,Visibility on Santa Ana (5) and Riverside (91) Freeway InterchangeLease Investment 6.75% CAP *5 & 91 Frwy Visibility* 7 YR Lease (2)5 YR Options 1 Tenant, On 3.0 Acres



1460 Naud Street - Los Angeles, CA 90012

Property Type:	Industrial Flex Space	Price:	\$5,500,000
		Price/SF	\$97.35
Building Size:	56,500 SF	Cap Rate:	6.95%
Year Built:	1957	Occupancy:	90%
Clear Height:	14 Ft.		
Grade-Level Doors:	1		

Property Description:

HIGHEST QUALITY BUILDING FOR SALE IN THIS SIZE RANGE - ROOF TOP PARKING FOR OVER 50 CARS - BONUS LOT OF 10,000 SQ.FT. INCLUDED



SKY CENTER at LAX - 5730 98th Street, Los Angeles, CA 90045

Property Type:	Office Office Building	Price:	\$8,500,000
		Price/SF	\$43.37
Building Size:	196,000 SF		
Year Built:	1981		

Property Description:

The Sky Center building is a flex space development property consisting of 4 vacant floors of a 12 floor building. 4 floors are subterranean. Currently, the top 4 floors are completely gutted for either parking or office space development. Only the top 4 floors are for sale (i.e., floors 5, 6, 7 and 8 above ground-level). There are four elevators that service the top four floors, and key activated movement is optional. The space has mountain and runway views.



Schneider National - 1950 E. Washington Boulevard, Los Angeles, CA 90021

Property Type:	Industrial Truck Terminal/Hub/Transit	Price:	\$14,000,000
		Price/SF	\$64.81
		Cap Rate:	8.07%
Building Size:	216,000 SF		
Year Built:	1994		
Clear Height:	30 Ft.		
Grade-Level Doors:	7		

Property Description:

State of the Art Transportation Service Facility Built in 1994, 17,400 sq/ft Building, Tenant "Scheider National" is Largest Full Load Hauler in North America



Naomi Freeway Distribution Center - 1600-1650 Naomi Avenue, Los Angeles, CA 90021

Property Type:	Industrial Warehouse	Price:	\$3,200,000
		Price/SF	\$81.28
		Occupancy:	100%
Building Size:	39,372 SF		
Year Built:	1978		
Clear Height:	18 Ft.		
Dock-High Doors:	1		
Grade-Level Doors:	4		

Property Description:

4 Warehouse/Distribution Units - 100% Leased - Land is leased from Cal-Trans



1901 Alameda Center - 1901 S. Alameda Street & 1920 Mc Garry Street, Los Angeles, CA 90058

Property Type:	Industrial Warehouse	Price:	\$6,000,000
		Price/SF	\$181.06
		Occupancy:	100%
Building Size:	33,139 SF		
Year Built:	1986		
Clear Height:	14 Ft.		
Grade-Level Doors:	4		

Property Description:

FULLY LEASED PRIME INDUSTRIAL-RETAIL CORNER, 21 UNITS," NEWER CONSTRUCTION, UPSIDE RENTS. INCLUDES 1910 MCGARRY STREET 11,000 SQ/FT M-2 BUILDING

Property For Sale

Frank C Kao · (949) 856-9857 · frankkao@kingsamerica.com

Kingsamerica Realty



48TH & ALAMEDA - 4851 S. ALAMEDA STREET, Los Angeles, CA 90058

Property Type:	Industrial Warehouse	Price:	\$17,500,000
Building Size:	260,000 SF	Price/SF	\$67.31
Year Built:	1950	Cap Rate:	7.08%
Clear Height:	30 Ft.	Occupancy:	100%
Dock-High Doors:	18		
Grade-Level Doors:	10		

Property Description:

MULTI-USE INDUSTRIAL PROPERTY - 100% LEASED - HIGH-TECH OFFICES - HIGH CLEARANCE - 100 CAR PARKING - ENTERPRISE ZONE - 290,373 Sq/ft M-2 Land