

INDUSTRIAL FOR LEASE

AVAIL SF: 3,240

TOTAL BLDG SF: 3,240



ADDRESS 3516 SCHAEFER ST, CULVER CITY CA ZIP 90232

**Hayden Tract Building With Over 6/1000 Parking
15 Of The 20 Car Pkg Are Fully Covered In A Fenced Lot
Great For Contractors Or Any Parking Intensive User
Possible Creative Office Conversion
Near 10 Freeway, Downtown Culver City, Sony Studios**

LEASE RENTAL \$ 6,440 /mo Gross 1.988 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 5,726.00 Yr 2010-2011
 Terms _____ Possession Immediate
 Avail SF 3,240 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 3
 Min. SF 3,240 Dim IRR X IRR Lighting VERIFY Heat SPACE Cooling OTH PWR Notes VERIFY
 Land SF 10,800 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const F/S Roof VERIFY Grd Lev Drs 2 Dim See Notes Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 10 OFFICE DATA Ofc SF 890 # 4 Rest Rms: M TBD W TBD
 Pkg 20 Yard Yes-Fenced Yr Blt 1950 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 672-J1 Zone CCM1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Gary Lichtig (310)287-2800 x101, Carmen La Rue Carrigan Region W Listing # 1231543
(310)287-2800 x100 FIRM Maxam Properties 05/28/10
 FTCF AP250Y150S000/AOAA Notes Lease Terms: 3-5 Yrs. AC Wall Unit In Ofcs; Two Large Skylights; 160 SF Storage Container Is Incl Free Of Charge; Ceiling Clr Varies. Special Features: Free Standing Building, Extra Parking. Cooling: None.
 Grd Lev Dim: 8.5x7.5;15.5x8.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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MAXAM
PROPERTIES

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