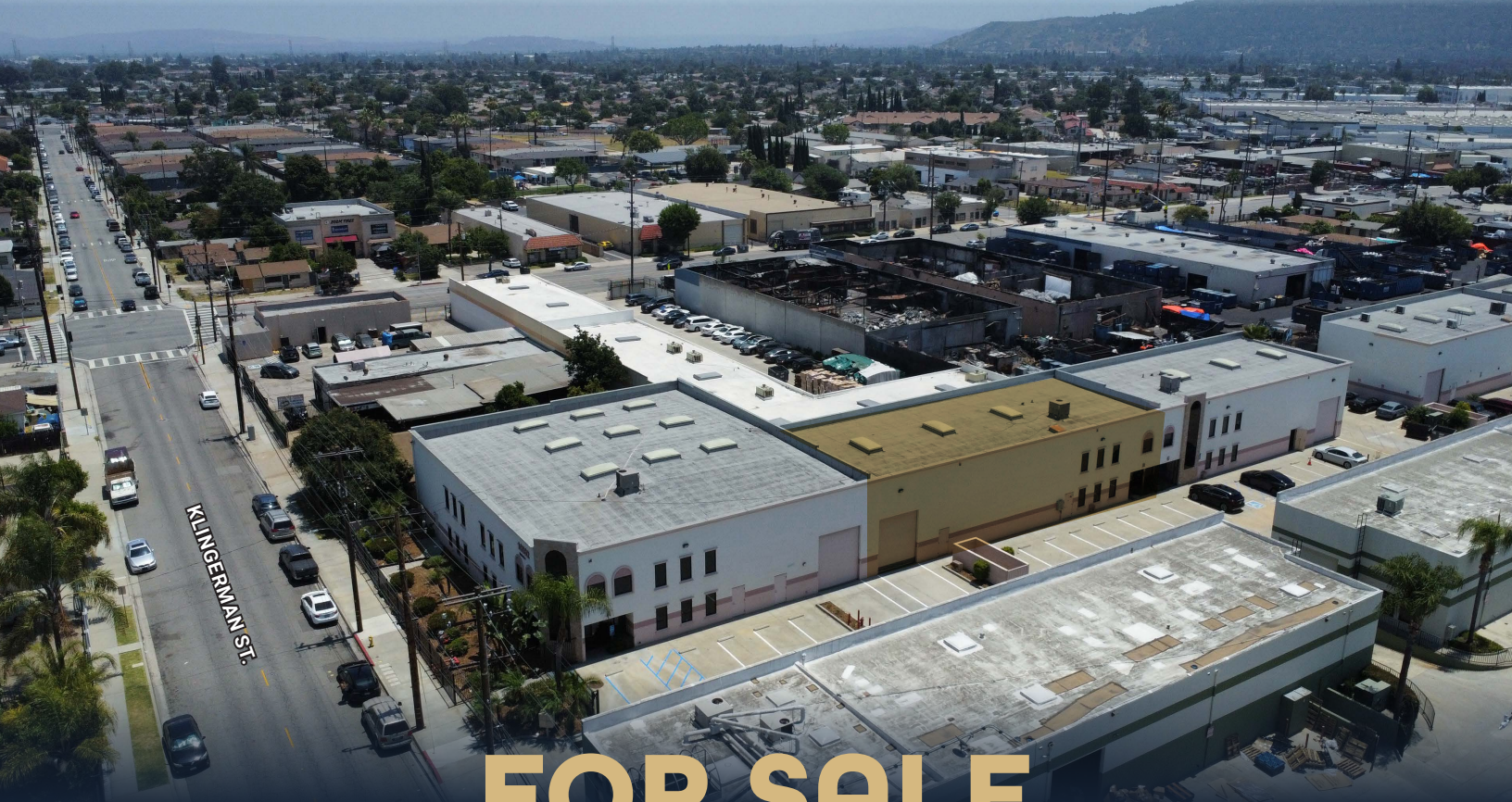




FOR SALE

±4,044 SF INDUSTRIAL CONDO

10932 KLINGERMANN ST. | UNIT B | SOUTH EL MONTE | CA

PROPERTY HIGHLIGHTS:



±4,044 SF
INDUSTRIAL
CONDO



2008
YEAR BUILT



ONE (1)
GROUND LEVEL
DOOR



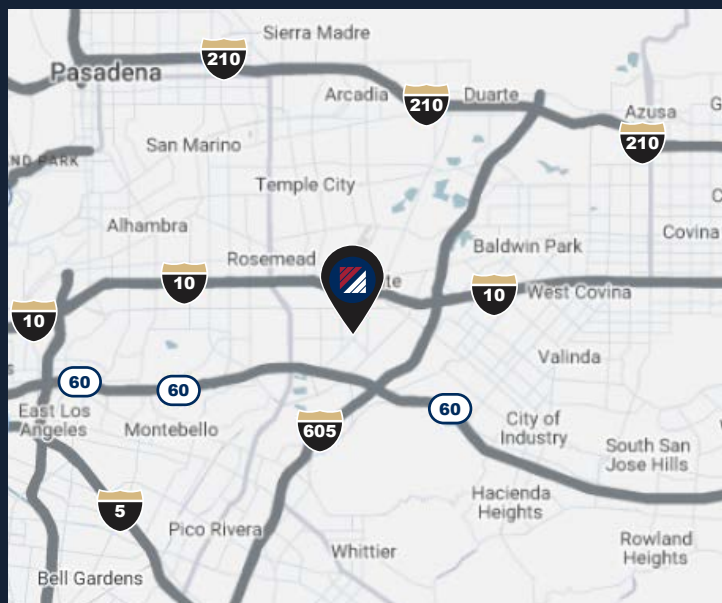
22'
CLEAR HEIGHT



TWO-STORY
OFFICE



EASY ACCESS
TO 10, 60, & 605
FREEWAYS



FOR MORE INFORMATION, PLEASE CONTACT:



CHARLES JOHNSON II 
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA LICENSE #01817294

DAUM
COMMERCIAL REAL ESTATE SERVICES



WAREHOUSE
ADVISORY
GROUP

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com



JOSEPH HARMON 
EXECUTIVE VICE PRESIDENT
CA LICENSE #02049508



JOHN HASTINGS
VICE PRESIDENT
CA LICENSE #02145691

GALLERY



FOR MORE INFORMATION, PLEASE CONTACT:



CHARLES JOHNSON II  **SIR**
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA LICENSE #01817294

DAUM
COMMERCIAL REAL ESTATE SERVICES



WAREHOUSE
ADVISORY
GROUP

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com

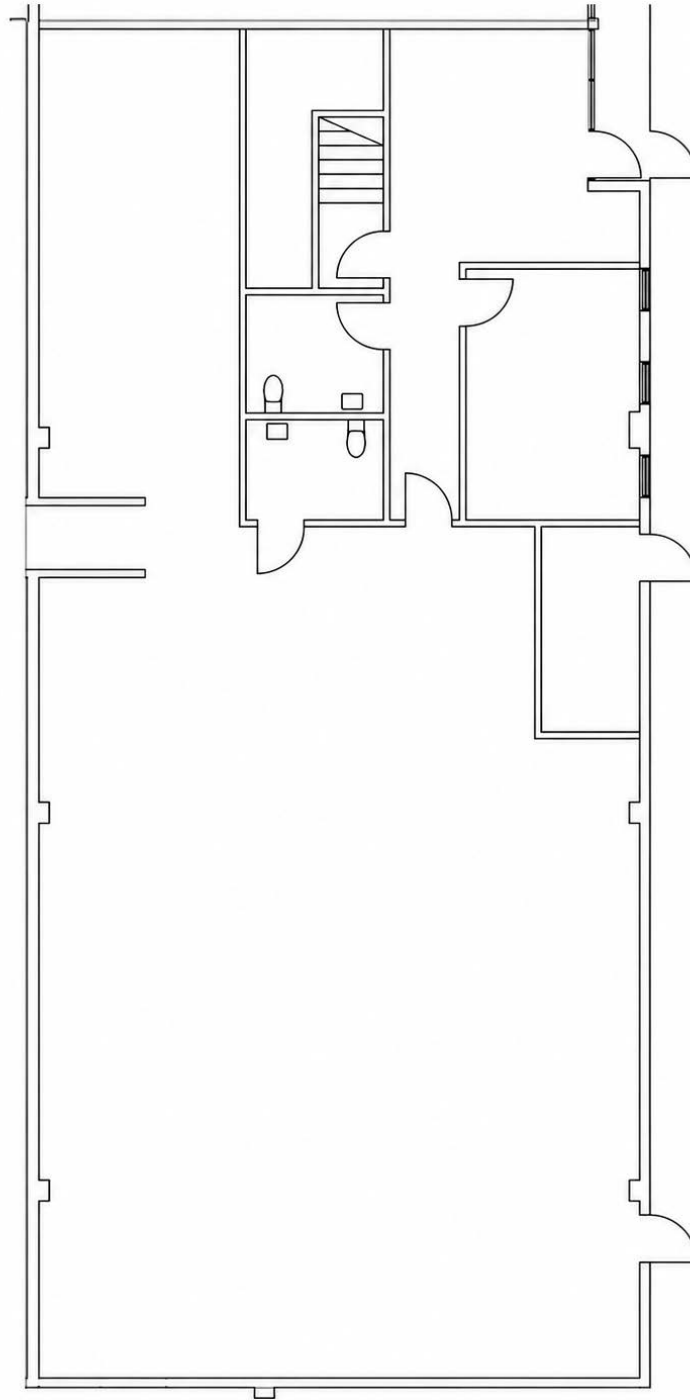


JOSEPH HARMON  **SIR**
EXECUTIVE VICE PRESIDENT
CA LICENSE #02049508



JOHN HASTINGS
VICE PRESIDENT
CA LICENSE #02145691

FLOOR PLAN



*NOT TO SCALE

FOR MORE INFORMATION, PLEASE CONTACT:



CHARLES JOHNSON II 
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA LICENSE #01817294

DAUM
COMMERCIAL REAL ESTATE SERVICES



WAREHOUSE
ADVISORY
GROUP

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com



JOSEPH HARMON 
EXECUTIVE VICE PRESIDENT
CA LICENSE #02049508



JOHN HASTINGS
VICE PRESIDENT
CA LICENSE #02145691

AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



CHARLES JOHNSON II 
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA LICENSE #01817294

DAUM
COMMERCIAL REAL ESTATE SERVICES



WAREHOUSE
ADVISORY
GROUP

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com



JOSEPH HARMON 
EXECUTIVE VICE PRESIDENT
CA LICENSE #02049508



JOHN HASTINGS
VICE PRESIDENT
CA LICENSE #02145691