

OFFICIAL PUBLICATION OF THE SAN FERNANDO VALLEY'S #1 INDUSTRIAL TEAM

**AVERAGE LEASED RATES FOR
10,000-40,000 S.F. INDUSTRIAL BUILDINGS
ON AN INDUSTRIAL GROSS BASIS**

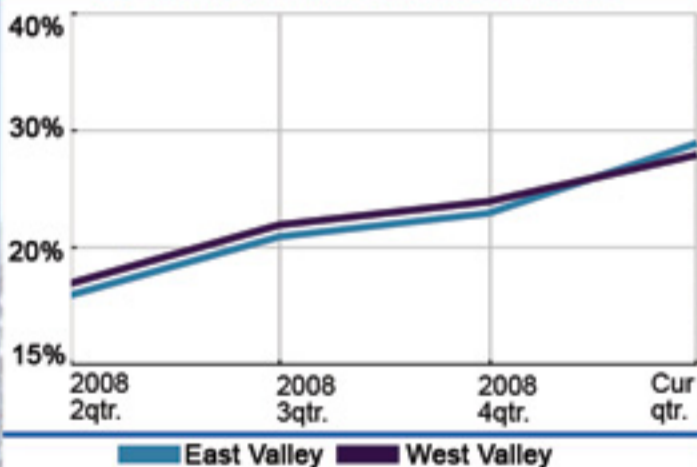


WEST VALLEY



EAST VALLEY

SFV INDUSTRIAL VACANCY RATES



Source: CoStar.com

All information in this newsletter we deem reliable from all of our sources. All numbers should be verified independently. Our sources, the internet, and phone calls as well as published information is protected by authors copyright. All information was published as available information.

WHAT IS 311?

NOW LOS ANGELES RESIDENTS CAN SIMPLY DIAL 3-1-1, TOLL-FREE, 24 HOURS A DAY, FOR INFORMATION AND ACCESS TO MORE THAN 1500 NON-EMERGENCY CITY SERVICES INCLUDING:

- Graffiti Removal, Sanitation/Bulk Pick-up
- Street Light Service, Pothole Repair
- Building & Safety Inspections, Senior Services

2009 FORECAST

Here's what we think

DECREASES:

- Lease rates
- Property revenues/Commercial property values
- Housing values (until 3rdQ 2009)
- Private equity Investment returns

INCREASES:

- Vacancies
- Capitalization rates
- Foreclosures
- Evictions

Successful Investors will focus on:

- Asset management
- Leasing strategies to retain and attract tenants
- Engaging SEASONED broker representation

Cash investors will have the upper hand:

- Excellent opportunity buys at market lows
- Cash injections will recapitalize struggling owners

CURRENT PURCHASE AND LEASE REQUIREMENTS

PRICE/SIZE/S.F.	LOCATION	TYPE	NOTES OR USE
15,000 s.f.	West Valley	Both	Corporate Image
\$2-3 Million	Thousand Oaks, Simi Valley	Purchase	1031 Exchange
7,000 s.f.	West Valley	Both	Main Street Exposure
60,000 s.f.	West Valley, Valencia	Lease	Warehouse
10,000 s.f.	West Valley	Purchase	Warehouse
8,000-12,000 s.f.	Chatsworth	Lease	Warehouse
15,000-20,000 s.f.	Northridge	Purchase	Warehouse
5,000 s.f.	West Valley	Purchase	Machine Shop
8,000 s.f.	Sun Valley	Purchase	Warehouse
13,000 s.f.	Van Nuys	Purchase	Warehouse

AVAILABLE PROPERTY HIGHLIGHTS

	9223 Owensmouth Ave. Chatsworth, CA Sale or Lease 60,511 s.f.		6925 Canoga Ave. Canoga Park, CA Lease 3,131 s.f.
	12979 Arroyo St. San Fernando, CA Lease 30,088 s.f.		6639 Odessa Ave. Van Nuys, CA Lease 13,500 s.f.
	12969 Arroyo St. San Fernando, CA Lease 2,772 s.f.		19425-19431 Londelius St. Northridge, CA Lease 6,000 - 16,068 s.f.
	9700 Topanga Cyn. Blvd. Chatsworth, CA Sublease 16,983 s.f.		8411 Canoga Ave. Canoga Park, CA Lease 2,450 s.f.
	9152 Independence Ave. Chatsworth, CA Lease 33,475 s.f.		8930 Tamarak St. Sun Valley, CA Sale or Lease 15,000 s.f.
	21004 Nordhoff St. Chatsworth, CA Sale or Lease 11,848 s.f.		Pocket Listing West Valley Sale 18,000 s.f.
	5615 Lankershim Blvd. North Hollywood, CA Sale or Lease 1,300 s.f.		YOUR BUILDING HERE FEATURE YOUR PROPERTY HERE



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For additional property information, images, and listings (office & industrial) visit our website.

WWW.AVAILABLEWAREHOUSES.COM