



Penta Pacific Properties

9500 Norwalk Blvd Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 8,000 SF

Industrial For Lease

Building Size 46,724 SF



Address: 12309 Telegraph Rd, Santa Fe Springs, CA 90670

Cross Streets: Norwalk Blvd/Telegraph Rd

Major Street Exposure
Low Gross Lease Rate
Attractive Park/End Unit
Freeway Access to 5/605/105
400 Amps Power

Lease Rate/Mo: \$11,200
Lease Rate/SF: \$1.40
Lease Type: Gross
Available SF: 8,000 SF
Minimum SF: 8,000 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MU-DT

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1 / 18'x12'
DH Doors/Dim: 0
A: 400 V: 240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R20
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 2.3:1
Rail Service: No
Specific Use: Warehouse/Office

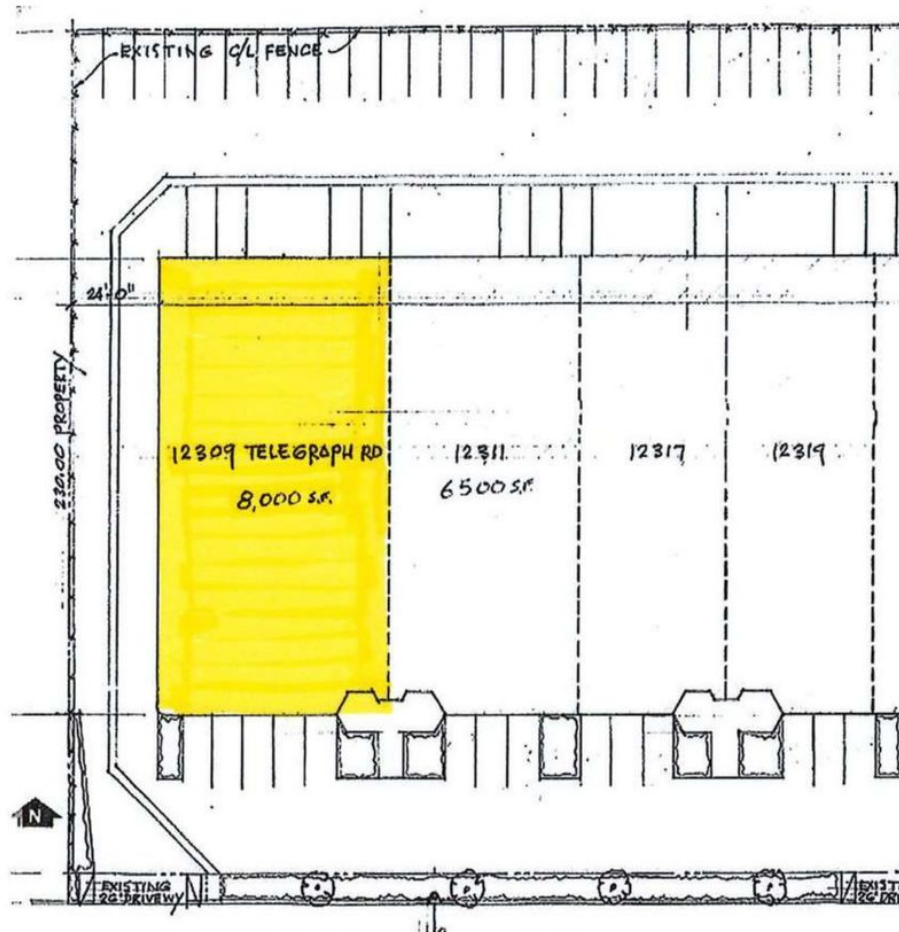
Office SF / #: 700 SF / 2
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8005-014-029, 8005-015-02

Listing Company: Penta Pacific Properties
Agents: [Greg Jenkins 562-618-9440](mailto:greg@pentapacific.com)
Listing #: 40750208
Notes: Call broker for commission information. Broker Cell (562) 618-9440. greg@pentapacific.com.

Listing Date: 07/16/2024

FTCF: CB250N000S000





For additional information contact:
GREG JENKINS (562) 908-6020
Penta Pacific Properties

