

Industrial For Lease

Available SF: 1,960

Total Building SF: 33,769



Address: 14946 Shoemaker Ave., Unit D, Santa Fe Springs, CA 90670
Cross Streets: Excelsior Dr/Shoemaker Ave
Park Name: Shoemaker Industrial Park

4% Procuring Fee PLUS Broker Bonus
Ideal Mid-Counties Location
Convenient Access to 5, 605 & 91 Freeways
Institutionally Owned High Image Park
Light Manufacturing, Distribution or Service Center

Lease Rate/Month: \$2,548
Lease Rate/SF: \$1.300
Lease Type: Gross
Terms: 2-5 Years
Price/SF: \$0.000
Sale Price: \$0
Taxes: \$2,873 /Yr. 2025
Available SF: 1,960
Minimum SF: 1,960
Prop Lot Size: POL
Yard: No
Zoning: M-2

Construction Type: Concrete Block
Const Status/Year Blt: Existing/1979
Sprinklered: No
Ground Lvl Drs/Dim: (1) 10' x 12'
Dock High/Dim:
Clear Height: 14
Heat/Cool: None
Roof Type: Laminated/GLU Wood Beam
A: 100 V: 108 Ø: 3 W: 4
Prkg Ratio: 1.5 :1/Spaces: 3
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 218 /1
Restrooms: 1
Office Air: Yes Office Heat: Yes
Finished Ofc Mezz: No SF:
Include In Available:
Unfinished Mezz: No SF:
Include In Available:
Possession: Now
To Show: Call Broker
Region: LA Southeast
Thomas Guide: 000-A0
APN#: 7005-001-038

Listing Company: Penta Pacific Properties
Agents: Douglas E. Wells (562) 908-6012 X203
Property/Listing/Ste #: AIR Use Only

Listing Date: AIR Use Only

FTCF: CB400Y200S000/

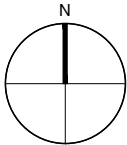
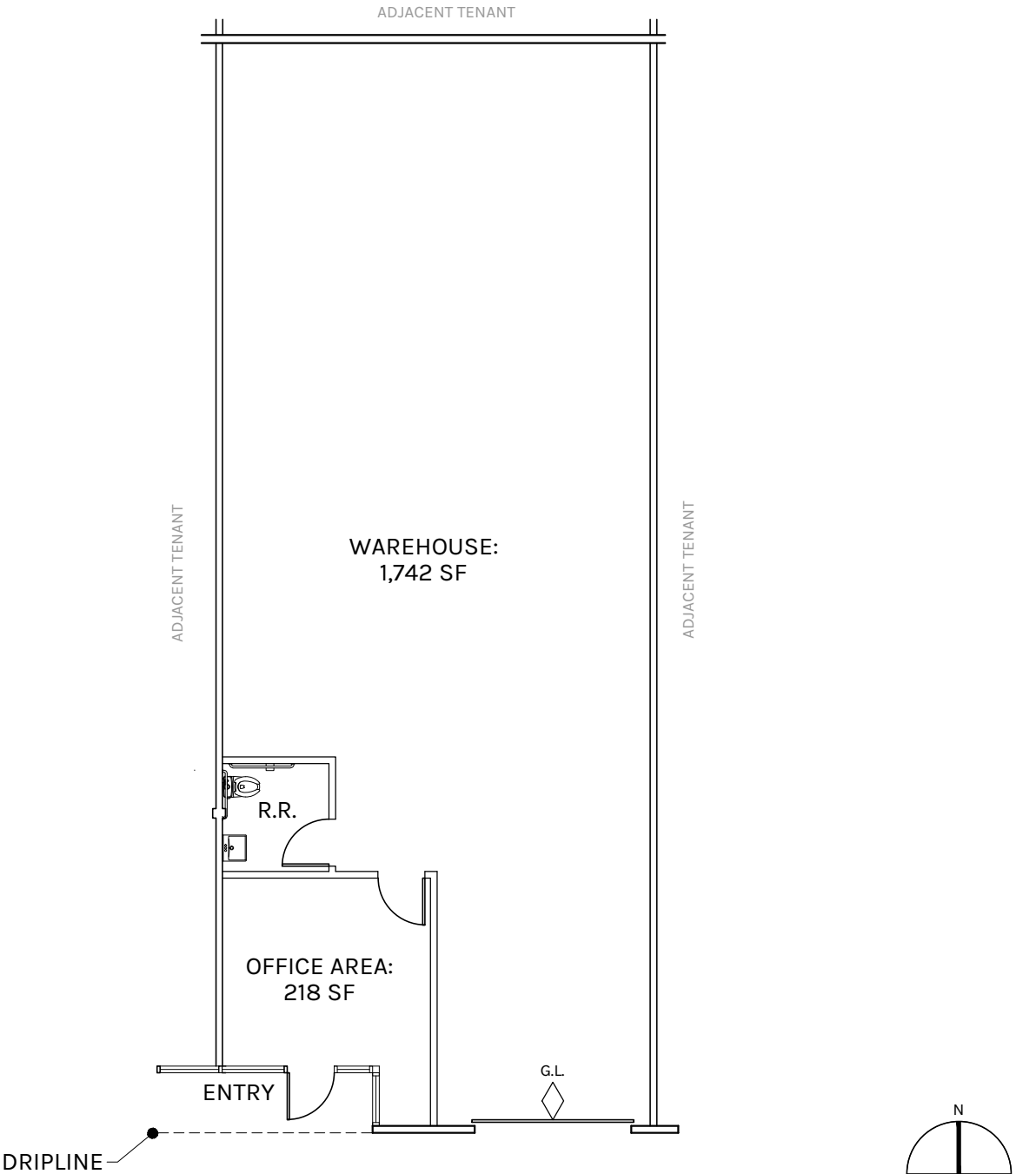
Notes: Base Rent of \$2,548/mo. (\$1.30) + CAM of 314/mo. (\$0.16) = Total rent of \$2,862/mo. (\$1.46). (See reverse.) Min. 3 yr. deal for 4% co-op fee.

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

Proceed to the 2nd page of this form and complete all fields.



WAREHOUSE: 1,742 SF
OFFICE: 218 SF
TOTAL: 1,960 SF



SCALE: 3/32" = 1'-0"



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



NOT TO SCALE
DATE: 10.04.17

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14944-14948 SHOEMAKER AVENUE | SANTA FE SPRINGS

SITE PLAN

