



2,422 SF AVAILABLE FOR LEASE

4% Procurring Fee

## Shoemaker Business Park

WAREHOUSE / DISTRIBUTION FACILITY AVAILABLE

14944 Shoemaker Avenue, Unit H, Santa Fe Springs CA

### Location Highlights

- Ideal Mid-Counties Location
- Freeway Adjacent at Firestone Boulevard and Shoemaker Avenue
- Excellent access to 5, 605, 91, and 105 freeways
- Ideal for light mfg., storage, distribution, or service center



Rexford  
Industrial



PENTA PACIFIC  
PROPERTIES  
INDUSTRIAL REAL ESTATE BROKERAGE

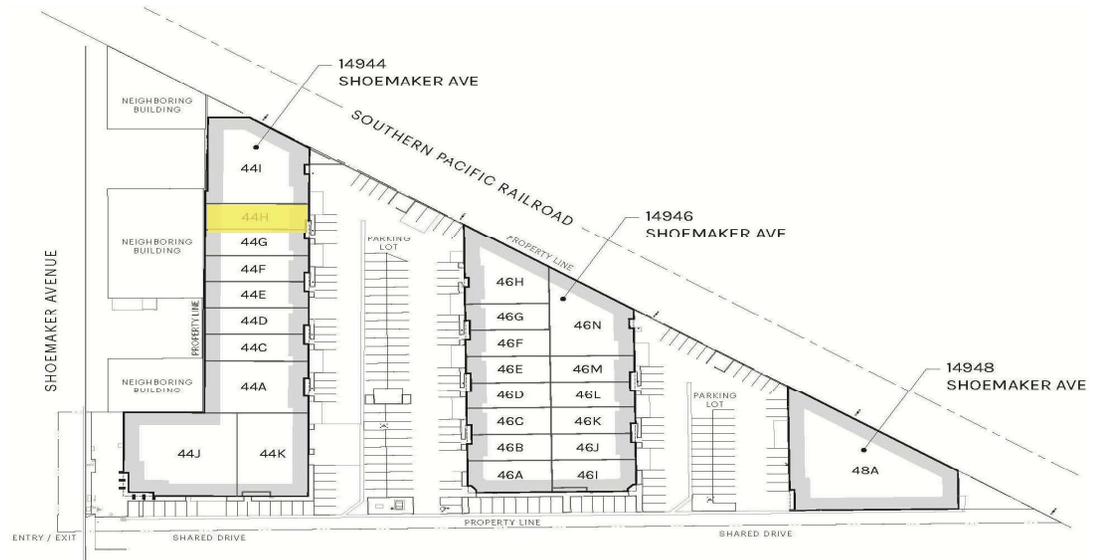
# Shoemaker Business Park



## Industrial Condominium Complex

### 14944 Shoemaker Avenue, Unit H

- New paint and refurbished restrooms
- Well Appointed Office Area
- Parking 1.7:1
- M-2 Zoning
- Lease Rate \$1.35 PSF MG
- CAM Charge \$0.17 PSF (Water & Trash included)
- 100 Amps, 120/208 Volt, 3 PH (tenant to verify)



## For Lease

## 2,422 SF

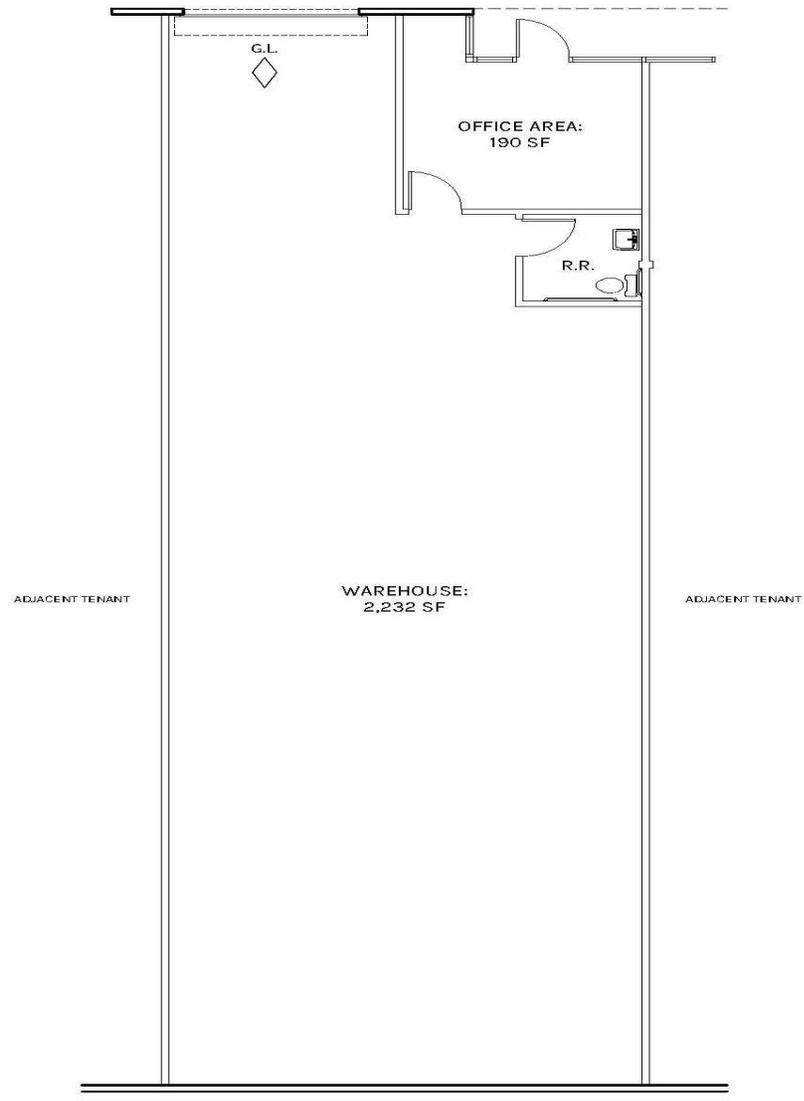
14944 Shoemaker Avenue, Unit H, Santa Fe Springs, CA 90670

LOS ANGELES COUNTY





**Rexford  
Industrial**



## Leasing Contact

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PENTA PACIFIC PROPERTIES  
9500 Norwalk Boulevard  
Santa Fe Springs, CA 90670  
CA License #00346517

**WAREHOUSE**  
2,232 SF

**OFFICE**  
190 SF

**TOTAL**  
2,422 SF

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.