

## Industrial For Lease

Available SF: 8,331

Total Building SF: 40,054



**Address:** 14944 Shoemaker Ave., Unit J, Santa Fe Springs, CA 90670  
**Cross Streets:** Excelsior Dr/Shoemaker Ave  
**Park Name:** Shoemaker Industrial Park

4% Procuring Fee PLUS Broker Bonus  
Front Unit / 2 GL Doors / 2 RRs / 15' Clear  
Convenient Access to 5, 605 & 91 Freeways  
Institutionally Owned High Image Park  
Light Manufacturing, Distribution or Service Center

Lease Rate/Month: \$10,747  
Lease Rate/SF: \$1.290  
Lease Type: Gross  
Terms: 2-5 Years  
Price/SF: \$0.000  
Sale Price: \$0  
Taxes: \$12,211 /Yr. 2025  
Available SF: 8,331  
Minimum SF: 8,331  
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: (2) 10' x 12'  
Dock High/Dim:  
Clear Height: 15  
Heat/Cool: Unknown  
Roof Type: Laminated/GLU Wood Beam  
A: 400 V: 120 Ø: 3 W: 4  
Prkg Ratio: 1.7 :1/Spaces: 14  
Rail Service: No  
Specific Use: Light Industrial

Office SF / #: 1,039 /2  
Restrooms: 2  
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 \$10,747/m. (\$1.29) + CAM of \$1,333/mo. (\$0.16) = Total rent of \$12,080/mo. (\$1.45). (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.

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