



1,960 SF AVAILABLE FOR LEASE

4% Procurring Fee

Shoemaker Business Park

WAREHOUSE / DISTRIBUTION FACILITY AVAILABLE

14946 Shoemaker Avenue, Unit G, 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



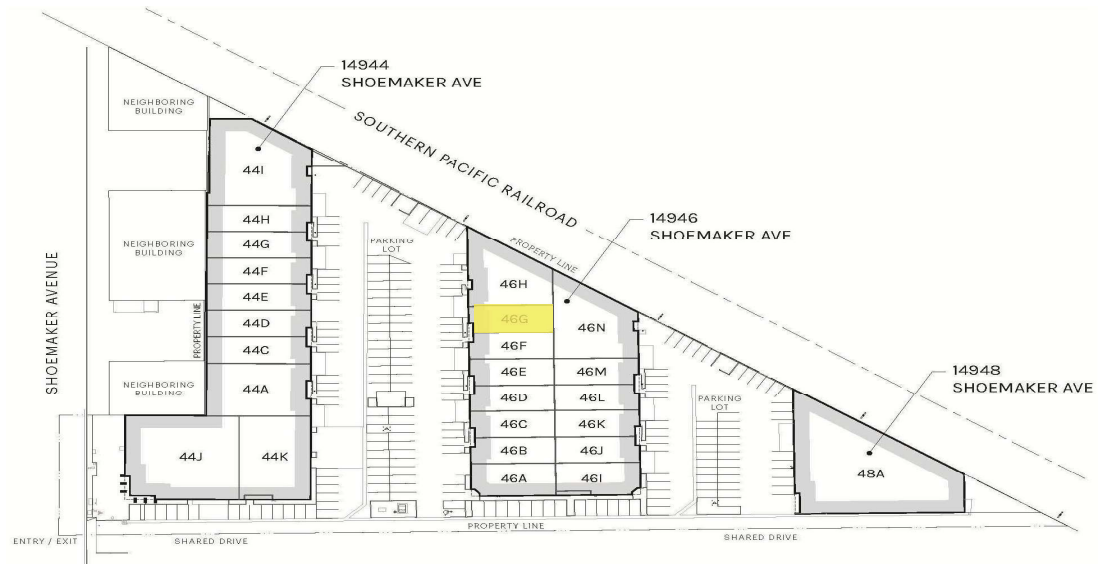
Shoemaker Business Park



Industrial Condominium Complex

14946 Shoemaker Avenue, Unit G

- New paint and refurbished restrooms
- Well Appointed Office Area
- Parking 2:1
- 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)

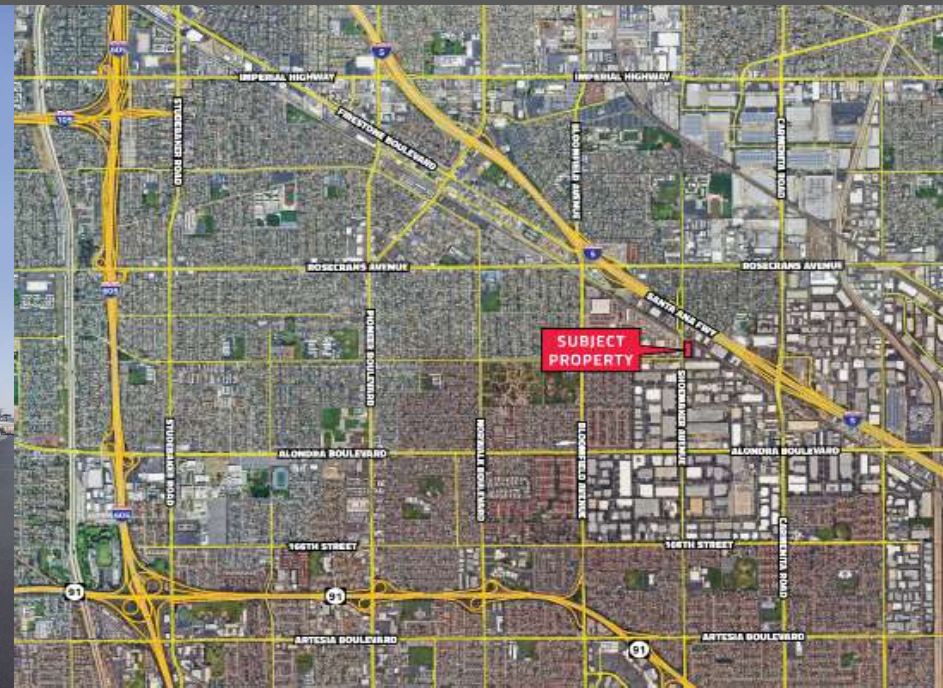


For Lease

1,960 SF

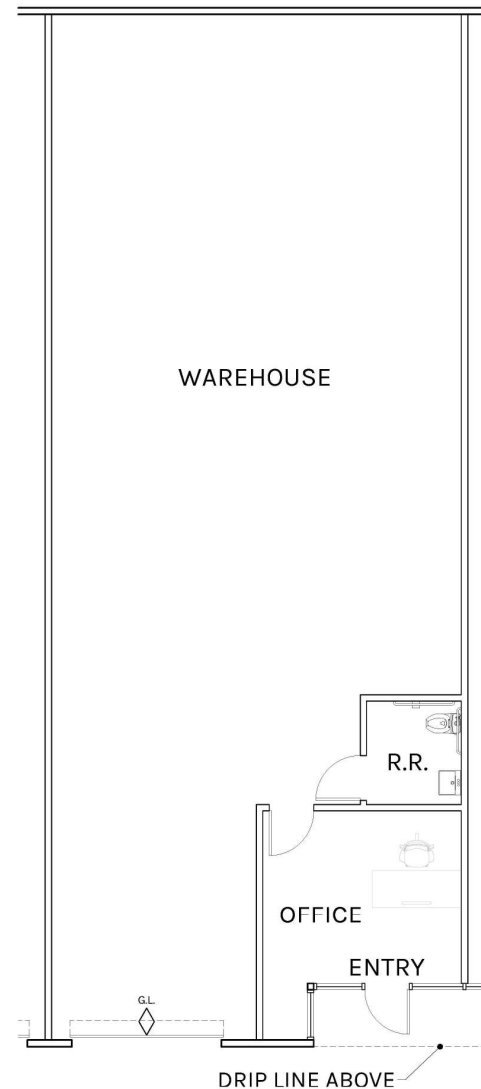
14946 Shoemaker Avenue, Unit G, Santa Fe Springs, CA 90670

LOS ANGELES COUNTY





**Rexford
Industrial**



Leasing Contact

Douglas E. Wells

President / Broker

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PENTA PACIFIC PROPERTIES

9500 Norwalk Boulevard

Santa Fe Springs, CA 90670

CA License #00346517

WAREHOUSE

1,779 SF

OFFICE

181 SF

TOTAL

1,960 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.