



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

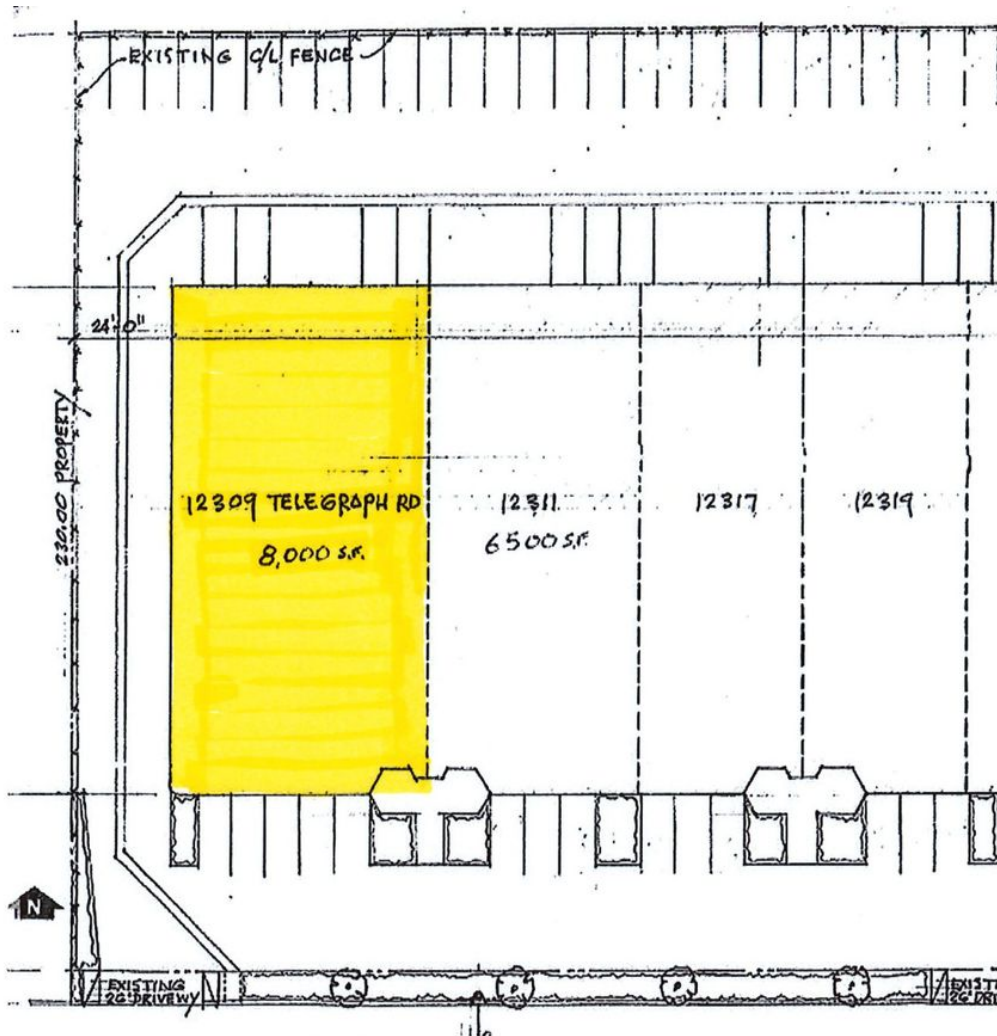


Address: 12309 Telegraph Rd, Santa Fe Springs, CA 90670

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:	\$12,000	Sprinklered:	No	Office SF / #:	700 SF / 2
Lease Rate/SF:	\$1.50	Clear Height:	16'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1 / 18'x12'	Office HVAC:	Heat & AC
Available SF:	8,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,000 SF	A: 400 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1978R20	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	11/01/2024
Sale Price/SF:	NFS	Parking Spaces: 18 / Ratio: 2.3:1/		Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	MU-DT	Specific Use:	Warehouse/Office	Market/Submarket:	MidCounties
Zoning:				APN#:	8005-014-029, 8005-015-02
Listing Company:	Penta Pacific Properties				
Agents:	Greg Jenkins 562-618-9440				
Listing #:	40750208	Listing Date:	07/16/2024	FTCF:	CB250N000S000
Notes:	Call broker for commission information. Broker Cell (562) 618-9440. greg@pentapacific.com.				



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