

## Penta Pacific Properties

Available SF 8.000 SF 9500 Norwalk Blvd, Santa Fe Springs, CA 90670 | 562-699-1922

**Building Size** 



Industrial For Lease

Address: **Cross Streets:** 

## 12309 Telegraph Rd, Santa Fe Springs, CA 90670 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 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	<b>Construction Type:</b>	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1978R20	Include In Available:	No
Sale Price:	NFS			Possession:	11/01/2024
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No
Taxes:		Parking Spaces: 18	/ Ratio: 2.3:1/	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	MidCounties
Zoning:	MU-DT	Specific Use:	Warehouse/Office	APN#:	8005-014-029, 8005-015-02
Listing Company:	Penta Pacific Properties				
Agents:	<u>Greg Jenkins 562-618-9440</u>				
Listing #:	40750208	Listing Date:	07/16/2024	FTCF: CB250N000S000	
Notes:	Call broker for commission information. Broker Cell (562) 618-9440. greg@pentapacific.com.				



ENTA PACIFIC ROPERTIES

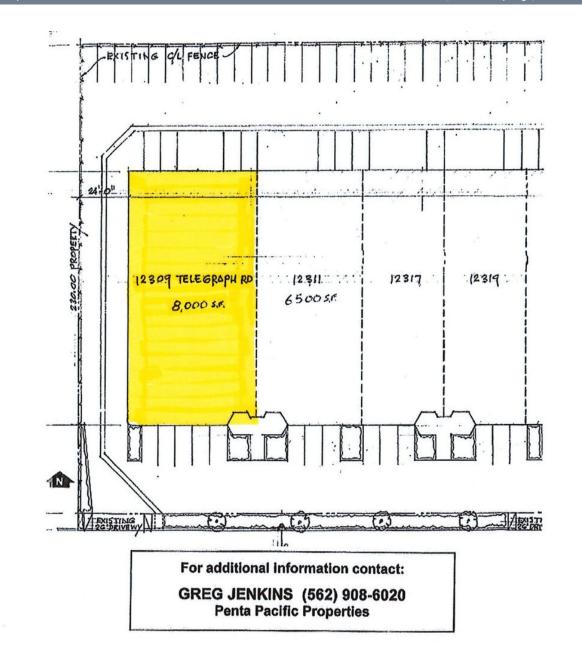
**Greg Jenkins** greg@pentapacific.com 562-618-9440

AIRCRE MOODY'S

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PENTA PACIFIC PROPERTIES





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