

Available SF 5,337 SF

Industrial For Lease & For Sale

Building Size 6,337 SF

**Address:** 11005-11009 Shoemaker Ave, Santa Fe Springs, CA 90670**Cross Streets:** Shoemaker Ave/Lakeland Rd

Excellent Investments/Owner-User Opportunity
 Great Santa Fe Springs Location
 Clean Secure Space
 Reception / 2 Privates /Large Showroom

Lease Rate/Mo:	\$6,938	Sprinklered:	No	Office SF / #:	1,000 SF / 4
Lease Rate/SF:	\$1.30	Clear Height:	14'	Restrooms:	1
Lease Type:	NNN	GL Doors/Dim:	2 / (1) 10X12, (1) 18X12	Office HVAC:	Heat & AC
Available SF:	5,337 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,337 SF	A: 200 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
Sale Price:	\$2,217,950.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$350.00	Parking Spaces: 10	/ Ratio: 1.9:1	Vacant:	Yes
Taxes:	\$7,960 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Light Industrial	Market/Submarket:	MidCounties
Zoning:	M1 & M2			APN#:	8026-001-037

Listing Company: CBC JM Properties[Kevin Kim 310-856-1125](#)**Agents:** Kevin Kim 310-856-1125**Listing #:** 43496527**Listing Date:** 10/07/2025**FTCF:** CB250N000S200/AOAA**Notes:** Buyer/Tenant to verify all information contained herein. NNN charges: Tax and Insurance (\$0.205/SF) plus Trash and Water.