

FLEX & OFFICE SPACE IN CARMENITA BUSINESS COMPLEX

FOR LEASE
14701-14799 CARMENITA ROAD
NORWALK, CA 90650



PROPERTY FEATURES:

- ***FLEX & OFFICE SPACE AVAILABLE FOR LEASE***
- ***CAM Fee: \$0.18 per sf., includes Trash, Water and Common Area Maintenance Charges.***
- ***Located in Carmenita Square Business Complex***
- ***Private Offices and Restroom***
- ***1 Roll-up Door for most of flex spaces***
- ***Excellent Access to Freeway 5***
- ***14' Minimum Clearance Height***
- ***Ample Parking Spaces***

For more information:



Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com

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AVAILABLE FLEX SPACES:

Space #:

Size:

Rent Rate:

1). 14711 (FLEX) **3,581 SF.** **\$1.25 PSF/Mo. + CAM**
\$1.25 PER SF. RENT RATE for Year 1 (** move-in special promotion). Year 2 rent rate will adjust to \$1.35 PER SF.

2). 14713 (FLEX) **1,831 SF.** **\$1.25 PSF/Mo. + CAM**
\$1.25 PER SF. RENT RATE for Year 1 (** move-in special promotion). Year 2 rent rate will adjust to \$1.35 PER SF.

3). 14797 (FLEX) **2,100 SF.** **\$1.30 PSF/Mo. + CAM**
\$1.30 PER SF. RENT RATE for Year 1 (** move-in special promotion). Year 2 rent rate will adjust to \$1.40 PER SF.

***** Facing Carmenita Rd. (Street Front Space with more visibility).***

CAM FEE = \$0.18/SF/Mo. as of 1/1/2026



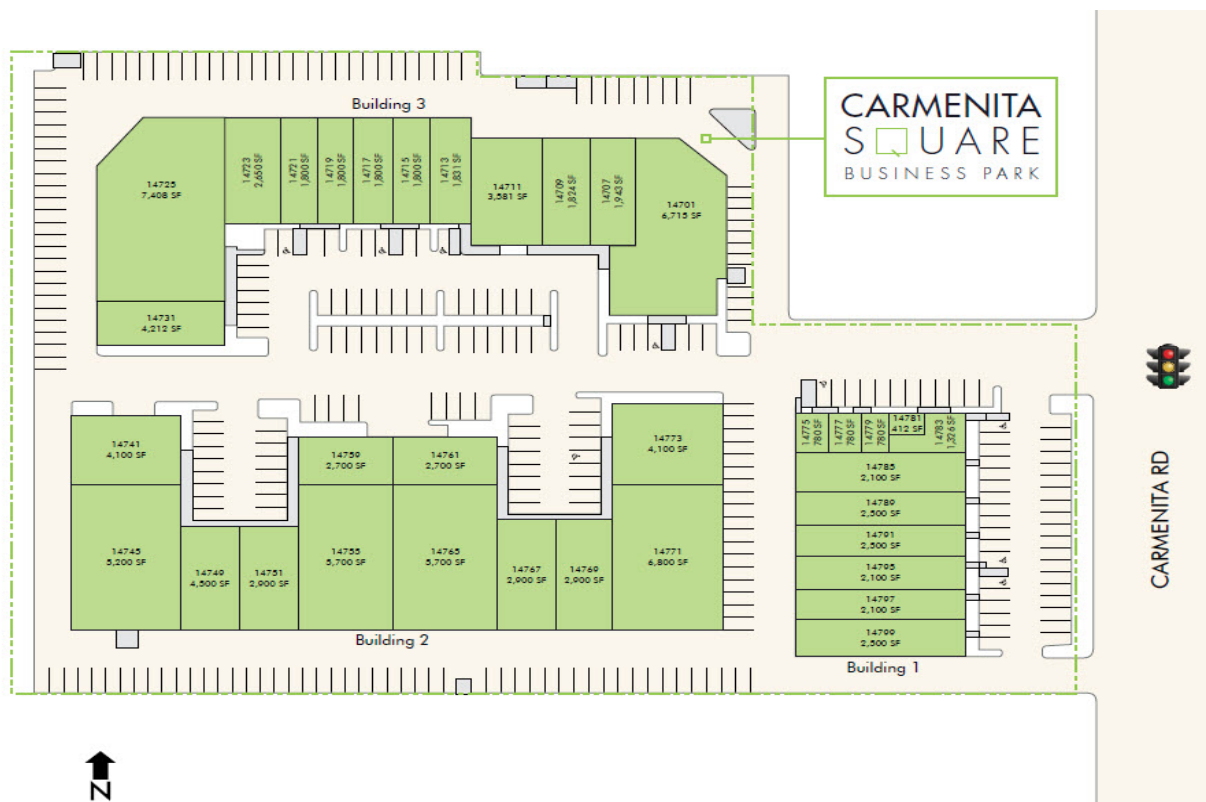
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