



FOR LEASE

13426 Rosecrans Avenue, Unit F, Norwalk CA 90650

2,083 SF Industrial Unit \$3,291/Month (\$ 1.58/SF) Gross



FEATURES

Available Square Footage	2,083
Land Square Footage	Part of Larger
Office Square Footage	576
Parking	3
Dimensions	24' x 85'
Loading	1 GL Door (12'x14')
Minimum Ceiling Clearance	22'
Power	100A, 120-208V, 3P, 4W
Sprinkler System	Yes
Construction	Concrete Tilt-Up
Year Built	1999
Zoning	NOM2

ACCESSIBILITY

MILES TO	
Long Beach Airport	8.5
Los Angeles International Airport	20
Los Angeles & Long Beach Ports (both)	16
IMMEDIATE ACCESS TO	
5, 605, and 91 Freeways	

HIGHLIGHTS

- CAM fees included in base rent
- Master Planned Business Park
- Prominent Location at Carmenita & Rosecrans
- High Image Multi-Tenant Building



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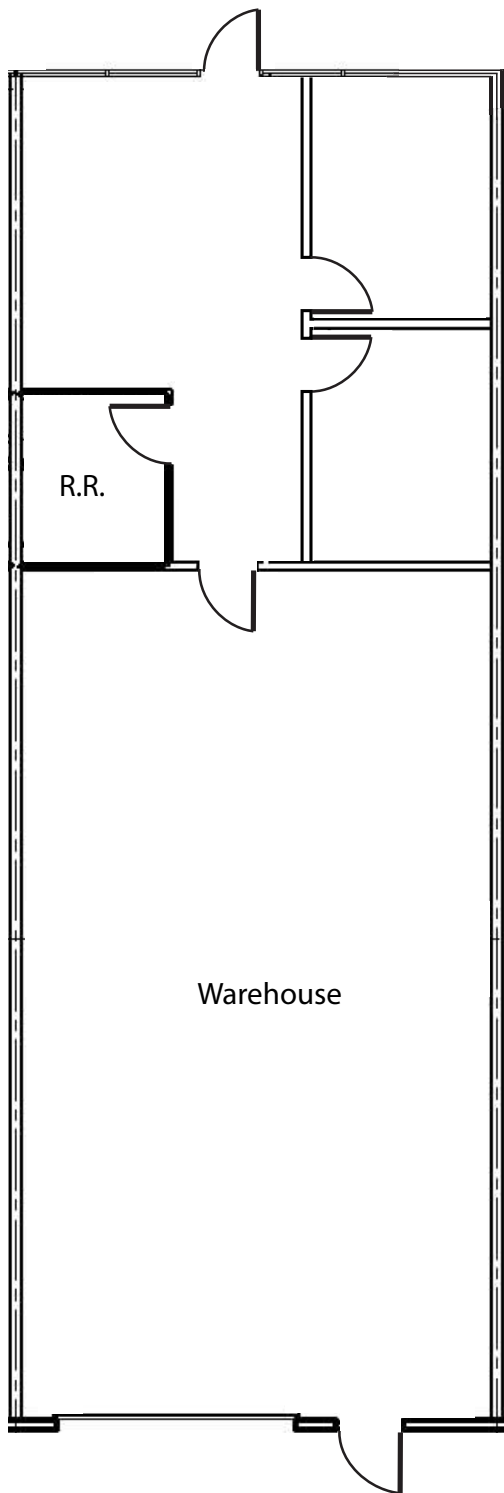
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FLOOR PLAN



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