

Available SF 5,337 SF

Industrial For Lease & For Sale

Building Size 6,350 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
Lease Rate/SF: \$1.30
Lease Type: NNN
Available SF: 5,337 SF
Minimum SF: 5,337 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: \$2,217,950.00
Sale Price/SF: \$350.00
Taxes: \$7,960 / 2025
Yard: No
Zoning: M1 & M2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 2 / (1) 10X12, (1) 18X12
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1977
Whse HVAC: No
Parking Spaces: 10 / **Ratio:** 1.9:1/
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,000 SF / 4
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8026-001-037

Listing Company: CBC JM Properties
Agents: [Kevin Kim 310-856-1125](mailto:kevinkim@cbcjm.com)

Listing #: 43484077

Listing Date: 10/06/2025

FTCF:

Notes: Buyer/Tenant to verify all information contained herein. NNN charges: Tax and Insurance (\$0.205/SF) plus Trash and Water.