

Available SF 9,000 SF

Industrial For Lease

Building Size 46,724 SF

**Address:** 12337 Telegraph Rd, Santa Fe Springs, CA 90670**Cross Streets:** Norwalk Blvd/Telegraph Rd

Major Street Exposure  
 Low Gross Lease Rate  
 Attractive Park/End Unit  
 Freeway Access- 5/605/105

<b>Lease Rate/Mo:</b>	\$9,450	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	700 SF / 2
<b>Lease Rate/SF:</b>	\$1.05	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 18' x 12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	9,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	9,000 SF	<b>A: 200 V: 240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1974	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	12/15/2018
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 18 / Ratio: 2.0:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	MidCounties
<b>Zoning:</b>	M-2			<b>APN#:</b>	8005-015-029
<b>Listing Company:</b>	Penta Pacific Properties				
<b>Agents:</b>	<a href="mailto:greg@pentapacific.com">Greg Jenkins 562-908-6020</a>				
<b>Property/Listing:</b>	453471/10583440	<b>Listing Date:</b>	10/30/2018	<b>FTCF:</b>	CB250N000S000/A0AA
<b>Notes:</b>	Broker Cell: (562) 618-9440. greg@pentapacific.com				

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**AIRCRI**  
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