

# INDUSTRIAL FOR LEASE

AVAIL SF: 2,150

TOTAL BLDG SF: 48,176



ADDRESS 14611-14635 CARMENITA RD UNIT 14629, NORWALK CA ZIP 90650

## No CAM Fees

**North of S.A. (5) Fwy on Carmenita Rd / South of Rosecrans  
Main Street Frontage / Rear Loading Door  
A/C Paid For By Landlord**

LEASE RENTAL \$ 2,000 /mo Gross 0.930 Net \_\_\_\_\_ Term 3 Years  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2016-2017  
 Avail SF 2,150 Power A 200 V 120-120 Ø 3 W 4  
 Min. SF 2,150 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 75,546 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12x12  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
 Sprinklered Unknown Type Min Clear Height 15 OFFICE DATA Office SF 290 # 2  
 Pkg 3 Yard No Yr Blt 1972 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 737-C3 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK  
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1329167  
 FIRM Penta Pacific Properties 12/01/17  
 FTFC CB250N000S000/AOAA Notes 3% annual increase. (See Reverse).

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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