

Available SF 8,766 SF

Industrial For Lease

Building Size 47,775 SF



**Property Name:** Sorensen Business Park  
**Address:** 8940 Sorensen Ave, Unit 3, Santa Fe Springs, CA 90670  
**Cross Streets:** Sorensen Ave/Ann St

Sorensen Business Park  
 POL 47,775 SF Building  
 Approximately 1,600 SF Quality Office Space  
 Two Dock High Doors

<b>Lease Rate/Mo:</b>	\$10,081	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,600 SF / 5
<b>Lease Rate/SF:</b>	\$1.15	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	0	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	8,766 SF	<b>DH Doors/Dim:</b>	2 / 12x12	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	8,766 SF	<b>A: 200 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>		<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>		<b>Const Status/Year Blt:</b>	Existing / 1990	<b>Include In Available:</b>	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	60 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 6 / Ratio: 0.7:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$26,569 / 2017	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	MidCounties
<b>Zoning:</b>	M-2			<b>APN#:</b>	8168-027-401

**Listing Company:** Penta Pacific Properties  
**Agents:** [Tim Hickok 562-908-6018](mailto:tim@pentapacific.com)  
**Property/Listing:** 453380/10579088      **Listing Date:** 09/13/2018      **FTCF:** CB250N000S000/AOAA  
**Notes:** Part of Industrial Park. Plus Approximately \$0.05 SF CAM Fee.

**Tim Hickok**  
 tim@pentapacific.com  
 562-908-6018

