

Available SF 2,050 SF

Industrial For Lease

Building Size 5,035 SF

**Address:** 10531 Painter Ave, Santa Fe Springs, CA 90670**Cross Streets:** Painter Ave/Telegraph Rd

POL 5,035 SF Building  
 Good Location  
 Clean  
 No CAM

<b>Lease Rate/Mo:</b>	\$1,742	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	300 SF / 1
<b>Lease Rate/SF:</b>	\$0.85	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,050 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,050 SF	<b>A: 200 V: TBD O: TBD W:</b>		<b>Include In Available:</b>	
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1966	<b>Include In Available:</b>	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 3 / Ratio:</b>	1.5:1	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	MidCounties
<b>Zoning:</b>	M2			<b>APN#:</b>	8011014021
<b>Listing Company:</b>	Penta Pacific Properties				
<b>Agents:</b>	<a href="mailto:brian@pentapacific.com">Brian Park 562-908-6022</a>				
<b>Property/Listing:</b>	984318/10576523	<b>Listing Date:</b>	08/20/2018	<b>FTCF:</b>	CB300N000S000/A0AA
<b>Notes:</b>	Call or email (brian@pentapacific.com) Broker to show. Part of Industrial Park.				

**Brian Park**  
 brian@pentapacific.com  
 562-908-6022

**AIRCRI**  
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