



AIR # 1221246

12311 TELEGRAPH RD, SANTA FE SPRINGS 90670

Major Street Exposure  
Clean Industrial Park  
Low Gross Lease Rate, No CAM Fees  
Excellent Freeway Access To 605 & 5

### FEATURES

Available Square Feet: 6,500	Min Clear Height: 16'
Office Square Feet: 400	#TH: 0 Dim:
Land Square Feet: POL	#GL: 1 Dim: 18x12
Parking Spaces: 13	Power: 200A; 240V; 3 Phase
Lease Rate: \$4,225	Sprinklers: N
Lease \$/SF: \$0.650/mo G	Construction: CTU
Sale Price: NFS	Year Built: 1978
Sale \$/SF: NFS	TG: 706-J4

Presented By:

Gregory Jenkins  
(562) 908-6020 x206