

INDUSTRIAL FOR LEASE

AVAIL SF: 2,120

TOTAL BLDG SF: 14,660



ADDRESS 13310-13320 MAPLEDALE ST UNIT 13314, NORWALK CA ZIP 90650

**Small Industrial Unit W/ 900 SF of Offices
North Of S.A. (5) Fwy 1/2 Block Off Carmentita
Rear Loading Door
No CAMs**

LEASE RENTAL \$ 763 /mo Gross 0.360 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,033.00 Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 2,120 Dim 20 X 105 Power A 200 V 120-120 Ø 3 W 4
 Min. SF 2,120 Dim 20 X 105 Lighting FLUOR Heat VERFY Cooling VERFY PWR Notes VERIFY
 Land SF POL Dim _____ Trk Hi Pos 0 Dim _____
 Const VERFY Roof LAM Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 900 # 2 Rest Rms: M 0 W 1
 Pkg 4 Yard Yes-Fenced Yr Blt 1973 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 737-C3 Zone M1 To Show Lock Box - VERIFY Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203, Steven K Naylor Region SE Listing # 1173187
(562)908-6015, Justin Wells (562)908-6016 x 205 FIRM Penta Pacific Properties 02/06/09R
 FTFC CB250N000S000/AOAA Notes Lease Terms: 2-5 Years W/ Annual CPI. (See Reverse). Base rental rate is valid only for the first 6 months of the Lease with approved credit on a minimum 2-year term. Rate thereafter is \$.72/SF.

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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CARMENITA BUSINESS CENTER - Mapledale

13314 Mapledale Street

- 2,120 sq ft
- 900 sq ft office
- **\$0.84/sq ft, Gross**
- NO CAMS



For further information call:



Doug Wells
(562) 908-6012

Andy Burch
(562) 908-6022

PENTA PACIFIC PROPERTIES
9500 Norwalk Boulevard
Santa Fe Springs, CA 90670

←Mapledale Street→

