

LAND

FOR SALE

AVAIL SF: 127,195

ACRES: 2.92



ADDRESS 12150 ALTAMAR PL, SANTA FE SPRINGS CA ZIP 90670

**Excellent Development Opportunity
End of Cul-De-Sac Location
M2 Zoning/Industrial Neighbors
Great Access to S.A. (5) and S.G.R. (605) Fwys
Near Los Nietos/Norwalk BI Intersection
Preliminary Plans for 58,500 SF Industrial Building**

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
SALE PRICE \$ 3,700,000 Price/SF \$ 29.09 Tax \$ TBD Yr 2011-2012
Possession COE Assessor's Parcel # 8168-006-056
Avail SF 127,195 Fenced Yes Paved VERIFY Rail NONE
Min. SF 127,195 Bldg(s) SF Description NONE
Net Avail SF 127,195
Land Description Gen Topog; FLAT; Environmental Rpts: N; Easements: SEE PTR;

Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 706-H2 Zone M2

Utility Comments IN STREET

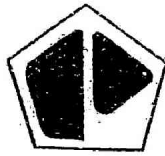
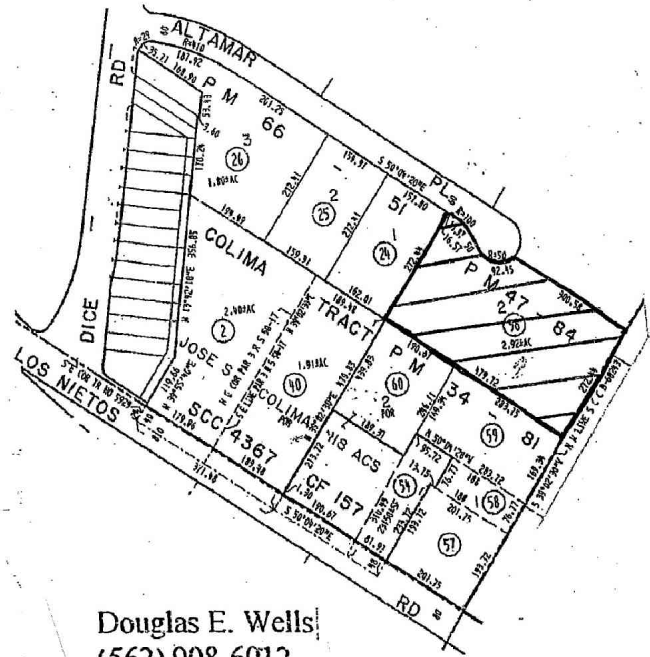
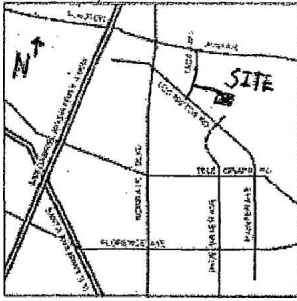
AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1248861

FIRM Penta Pacific Properties 09/09/11

FTCF CB000N000S200/AOAA Notes (See Reverse). Seller Financing possible (but no Subordination); Lease also possible.
Taxes: \$26,869 (2010-2011).

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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PENTA
PACIFIC

For further information contact:

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(562) 908-6012

**12150(a) ALTAMAR PLACE
SANTA FE SPRINGS, CA 90670**

- 2.92 ACRES OF UNDEVELOPED LAND
- M2 ZONING / INDUSTRIAL USES
- NEAR NORWALK BL./ LOS NIETOS
- END OF CUL-DE-SAC LOCATION
- GREAT ACCESS TO 5 AND 605 FWYS.
- SANTA FE SPRINGS LOCATION