

Penta Pacific Properties

9500 Norwalk Blvd Santa Fe Springs, CA 90670 | 562-699-1922

**Available SF** 2,060 SF

**Industrial For Lease**

**Building Size** 14,660 SF



**Address:**

13312 Mapledale St, Norwalk, CA 90650

**Cross Streets:**

Carmenita Rd/Mapledale St

Off Carmenita, Between Rosecrans and 5 Freeway  
 Rear 10' x 10' GL Door, 2 Offices  
 2 Restrooms / 4 Parking Spaces  
 No CAM Fee

**Lease Rate/Mo:** \$2,987  
**Lease Rate/SF:** \$1.45  
**Lease Type:** Gross  
**Available SF:** 2,060 SF  
**Minimum SF:** 2,060 SF  
**Prop Lot Size:** POL  
**Term:** 2-3 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 1 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 200 V: 120-120 O: 3 W: 4**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1973  
**Whse HVAC:** Yes  
**Parking Spaces: 4 / Ratio: 1.9:1**  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 300 SF / 2  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 06/01/2026  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** MidCounties  
**APN#:** 8070-026-012

**Listing Company:** Penta Pacific Properties  
**Agents:** [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)  
**Listing #:** 44506845  
**Notes:** Do not disturb tenant. Lessee to verify power.

**Listing Date:** 03/12/2026

**FTCF:** CB250N000S000/A0AA

## CARMENITA BUSINESS CENTER - Mapledale

### 13312 Mapledale Street

- 2,060sf
- 300sf offices
- 2 restrooms
- rear loading door
- no CAMs



For further information call:



**Doug Wells**  
 (562) 908-6012

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

←Mapledale Street→

