

11731

**Telegraph Road
Santa Fe Springs, California**

FLEX | WAREHOUSE | OFFICE SPACE
MEETING YOUR NEEDS

ENCON COMMERCIAL, INC.
COMMERCIAL REAL ESTATE SERVICES

Property Information

An attractive and well maintained business complex with high image and appealing frontage on a major thoroughfare Telegraph Road. The complex features walking distance access to restaurants and amenities at Santa Fe Springs Promenade and City services adjacent, including City Hall, the post office, the fire department and the police station.

Each unit within the complex benefits from ample parking, excellent visibility, loading and easy circulation. In addition, each unit features a dedicated storefront entrance with professional offices and flex & warehouse options. The complex accommodates a wide range of industrial uses and is ideal for both start up and established businesses alike. With flexible lease terms available and incentives for longer-term deals, this complex offers a turn-key environment for your business.

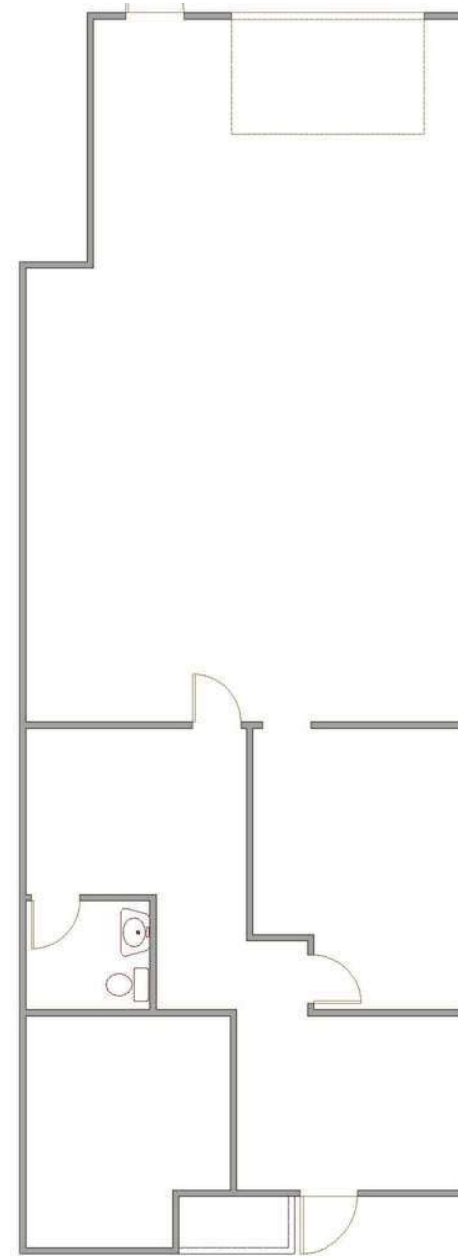
Become a fellow member of our business community in Santa Fe Springs, and benefit from this central location between the Los Angeles and Orange County markets, with easy access to the 5, 91, 105 and 605 freeways. With Santa Fe Springs' proximity to major shipping corridors and the local ports, this location elevates your business status as a hub for interstate and international commerce.



Available Units

11731 Unit A

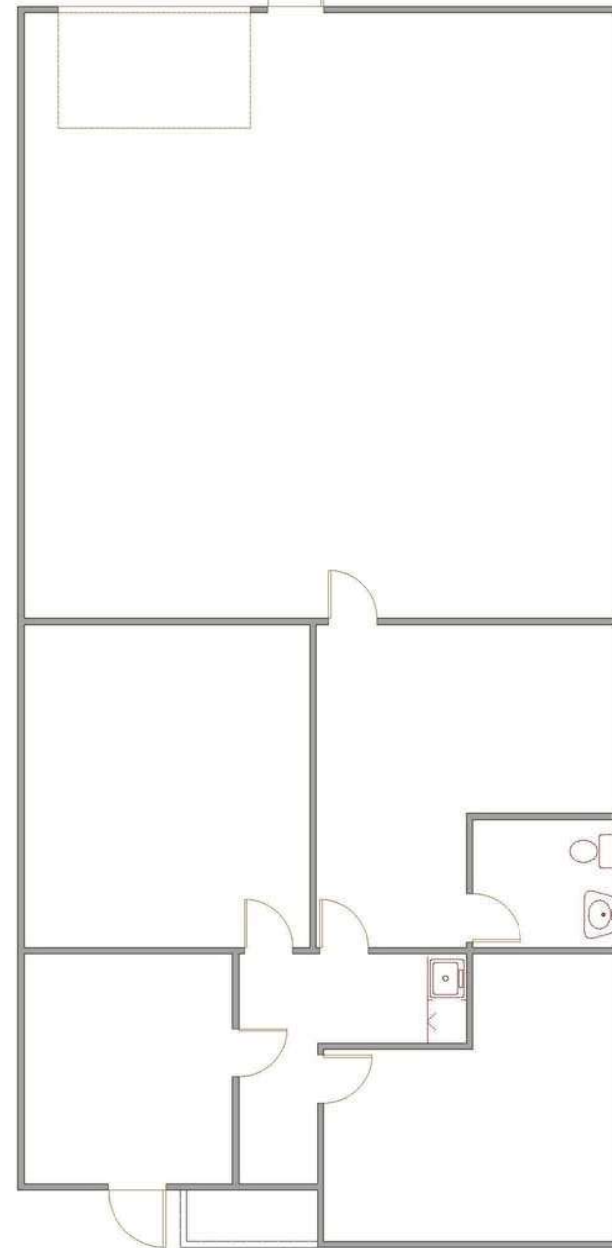
- 1,409 Square Feet
- ~630 SF of office area including a reception area, 1 private office, 1 warehouse manager's office and 1 private restroom
- 1 ground level loading door with drive around access
- 14-ft warehouse clearance
- Free on-site parking and 24-hour access
- Great visibility with building signage available
- Premier business destination with desirable amenities and unmatched connectivity to Los Angeles, Orange County and the Inland Empire



Available Units

11731 Unit D

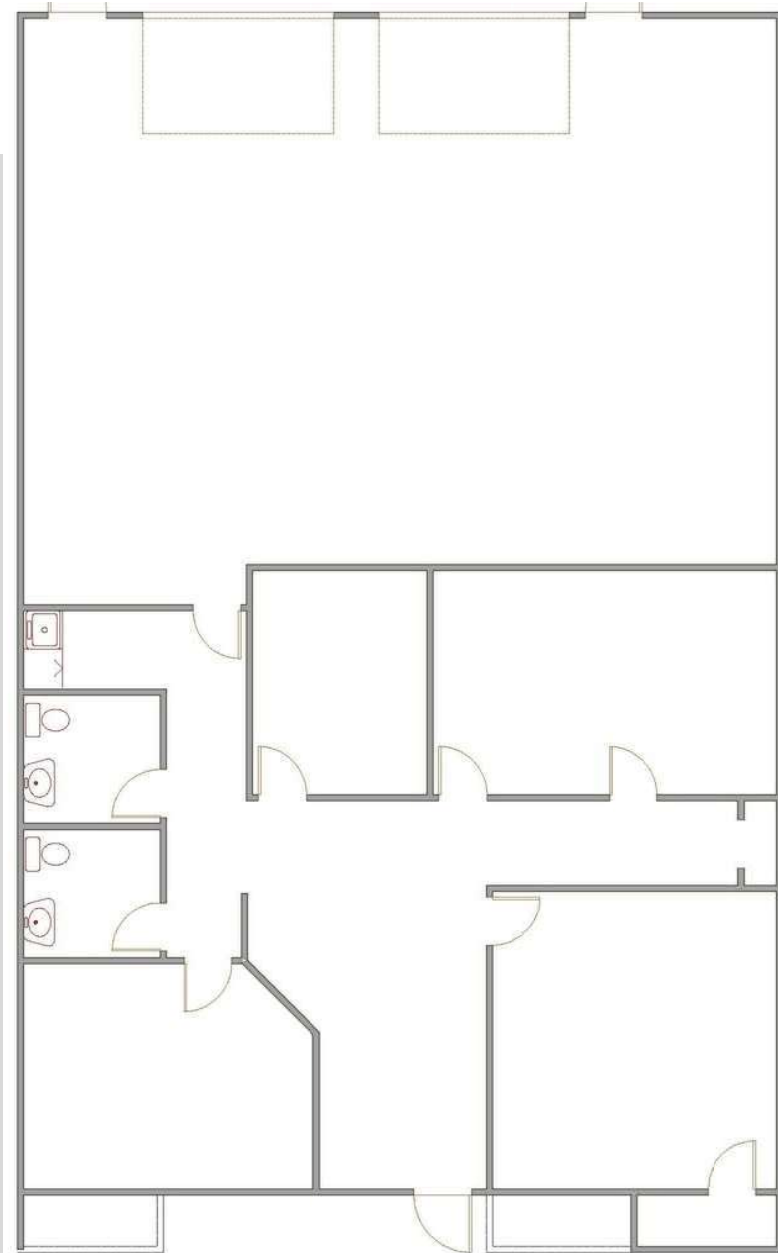
- 2,033 Square Feet
- ~1,020 SF of office area including reception area, 2 large private offices, 1 private restroom and small kitchenette
- 100% HVAC throughout
- 1 ground level loading door with drive around access
- Free on-site parking and 24-hour access
- Premier business destination with desirable amenities and unmatched connectivity to Los Angeles, Orange County and the Inland Empire



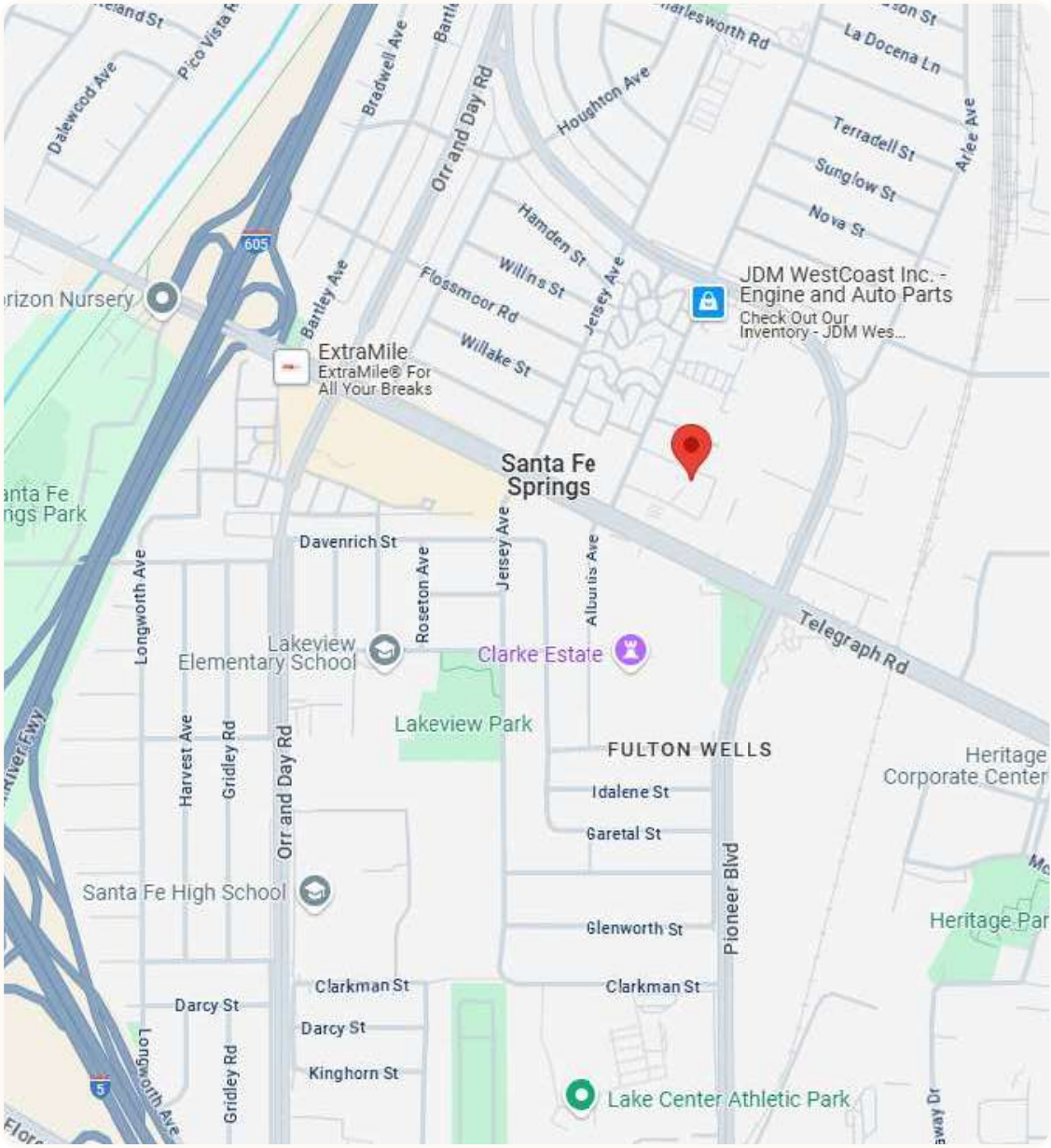
Available Units

11731 Unit E

- 2,667 Square Feet
- ~1,320 SF of office area including 3 private offices, 1 conference room and a kitchenette area
- 2 ground level loading doors with drive around access
- Free on-site parking and 24-hour access
- Great visibility with building signage available
- Premier business destination with desirable amenities and unmatched connectivity to Los Angeles, Orange County and the Inland Empire



Location



Contact Information



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