

INDUSTRIAL PROPERTY FOR LEASE

Prime Santa Fe Springs Location with Parking



**RENT
REDUCED!**

±7,261 SF Building — Part of Larger Property
12420 Clark St, Santa Fe Springs, CA 90672

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

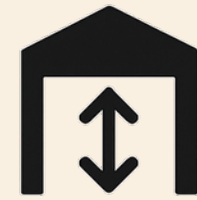
12420 CLARK STREET
SANTA FE SPRINGS, CA 90672

Property Details

Building Area:	±7,261 SF
Warehouse Area:	±5,088 SF
Office Area (4):	±2,173 SF
Stories:	1
Year Built:	1986
Warehouse Ceiling Height:	25'
Power:	400A + 400A + 200A/480V & 600V (Shared)
Ground Level Loading:	1 Roll Up Door
Sprinklered:	No
Restrooms:	2
Parking:	24 Surface Spaces
Zone:	SSM2
APN:	8009-013-083

Lease: ~~\$11,500~~ **\$9,200 Per Month (\$1.27/SF Gross)**

Term: 2-3 Years With Annual Increases



HIGH
CLEARANCE



SKYLIGHTS



OFFICE
SPACE



RESTROOMS



PARKING



LOADING
DOOR



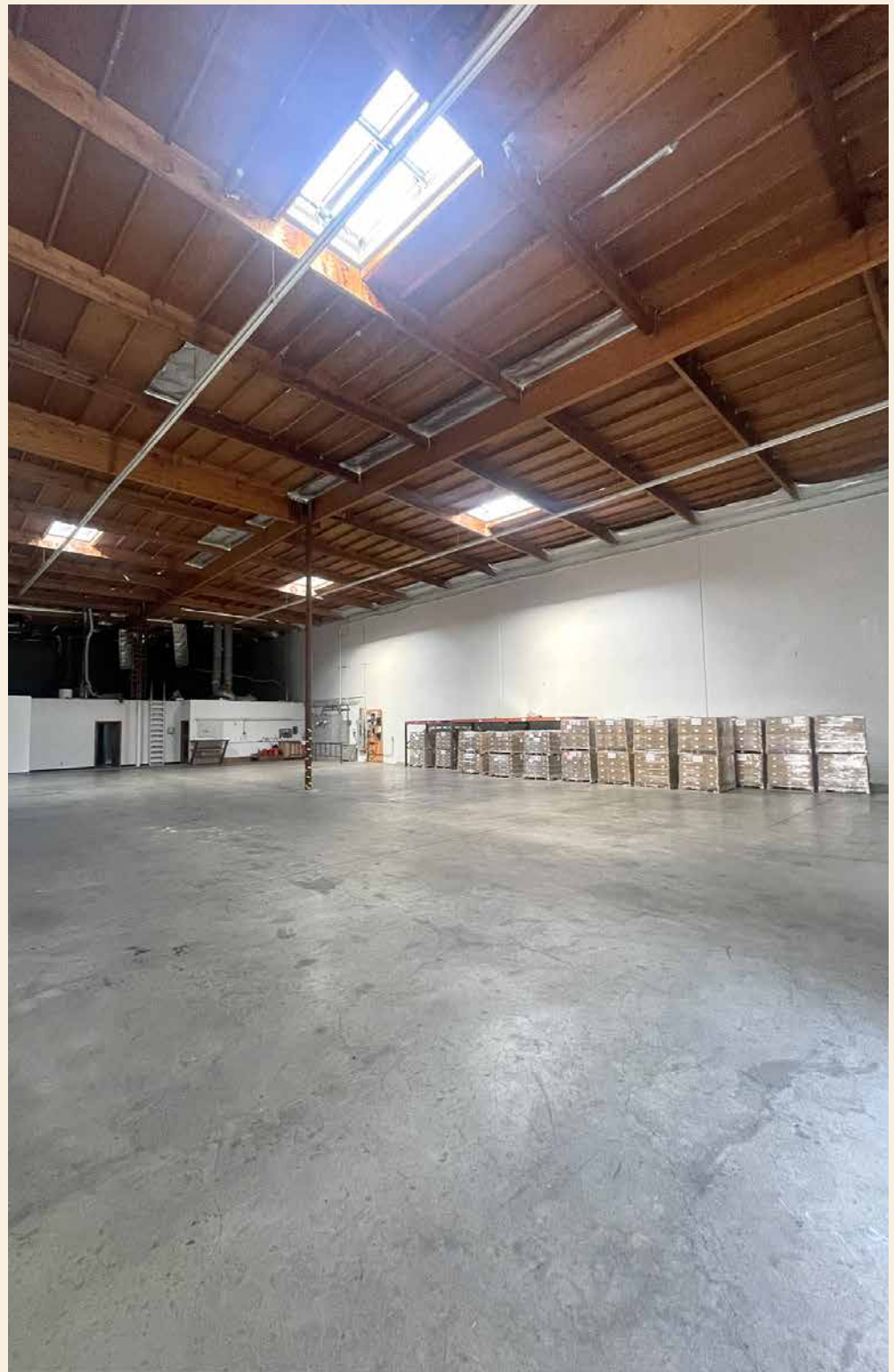
HEAVY
POWER

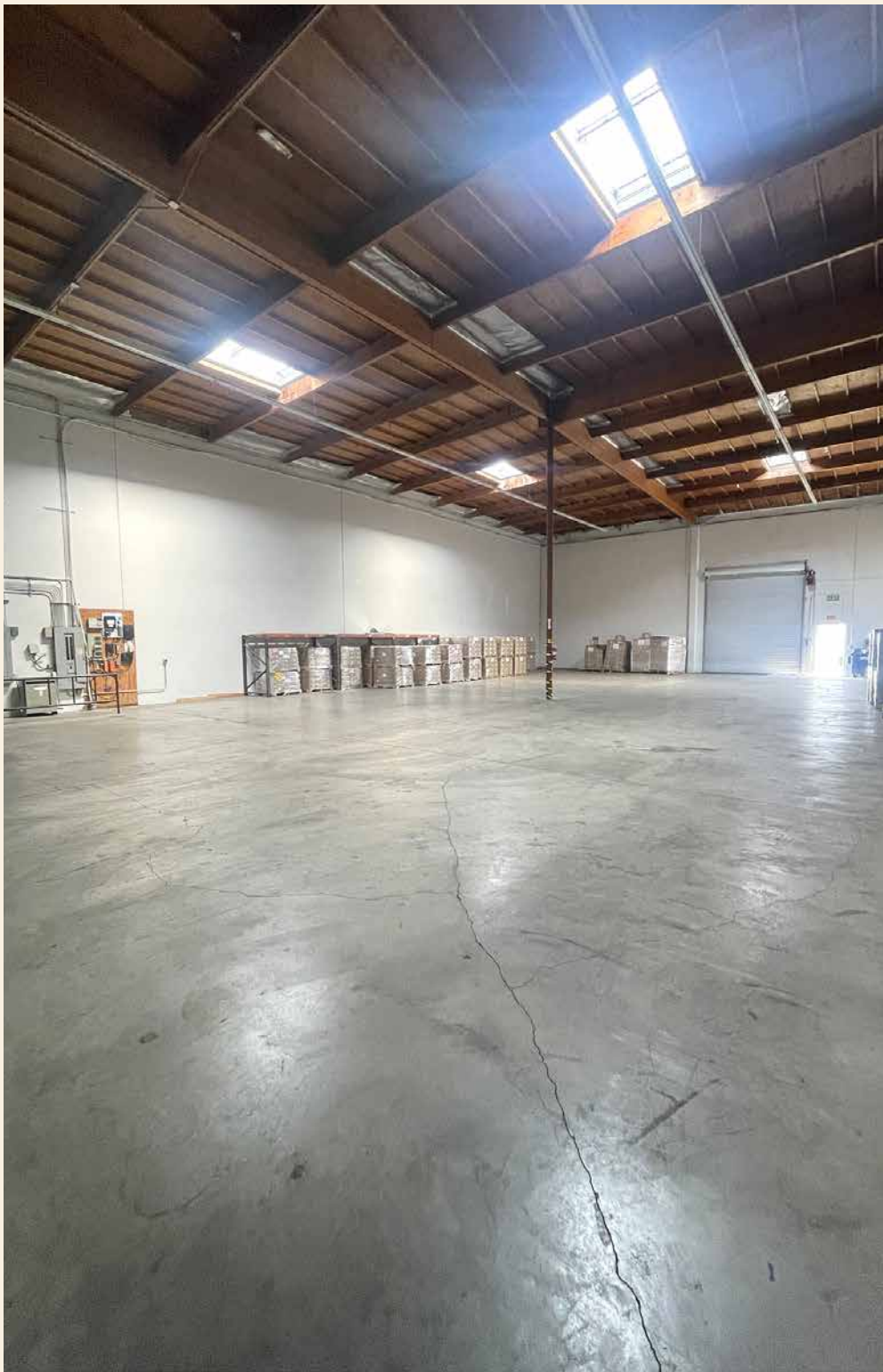


INDUSTRIAL
BUILDING

Property Highlights

- High clearance warehouse facility
- Includes abundant office space
- Light and bright with skylights
- Excellent power service
- Abundant on-site parking
- Ground level roll-up loading door
- Roof is less than 10 years old
- Modern industrial park location
- Situated one block south of Telegraph Road and one block east of Norwalk Blvd
- 1½ miles east of the intersection of the I-5 and 605 Freeways

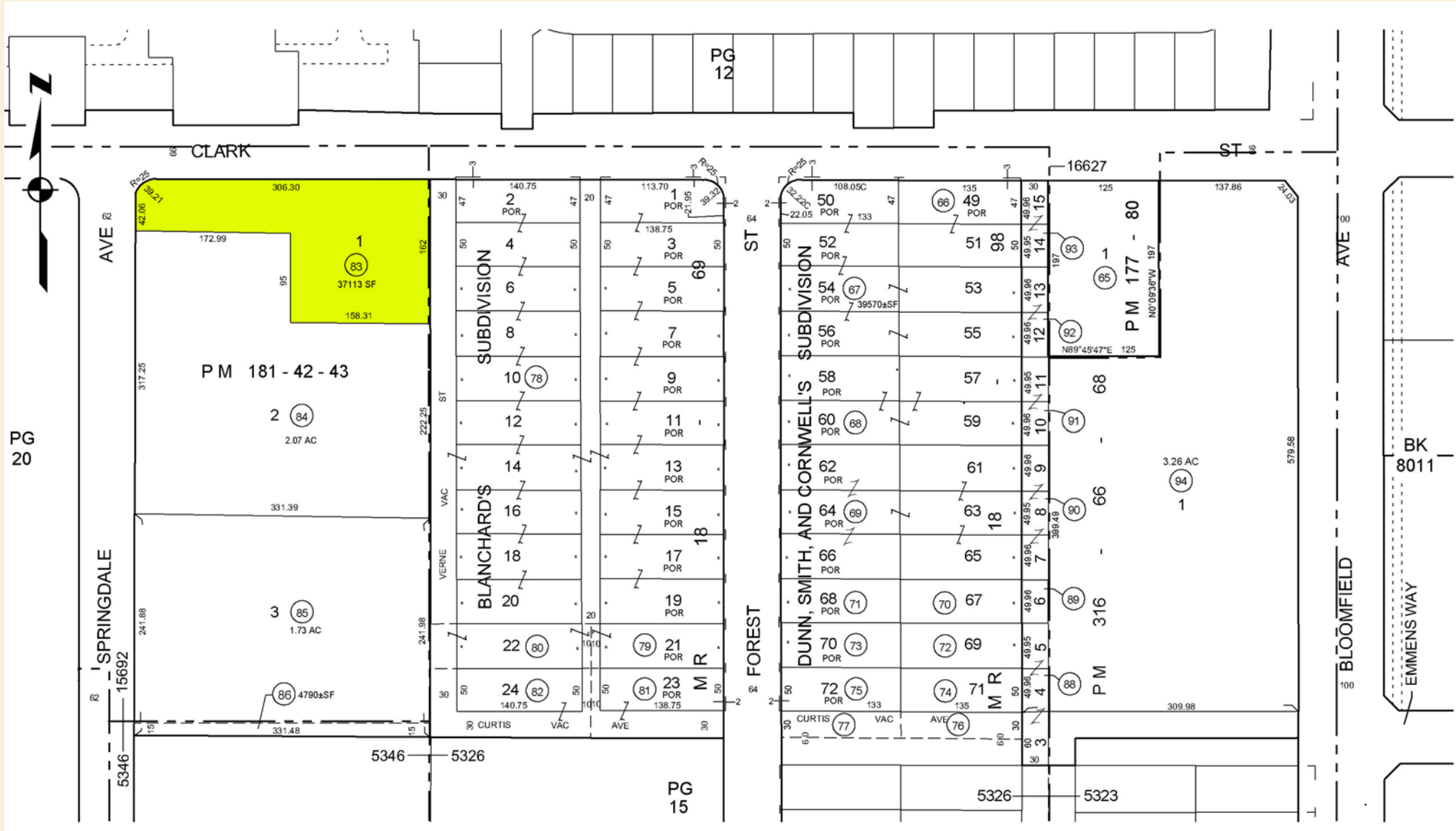




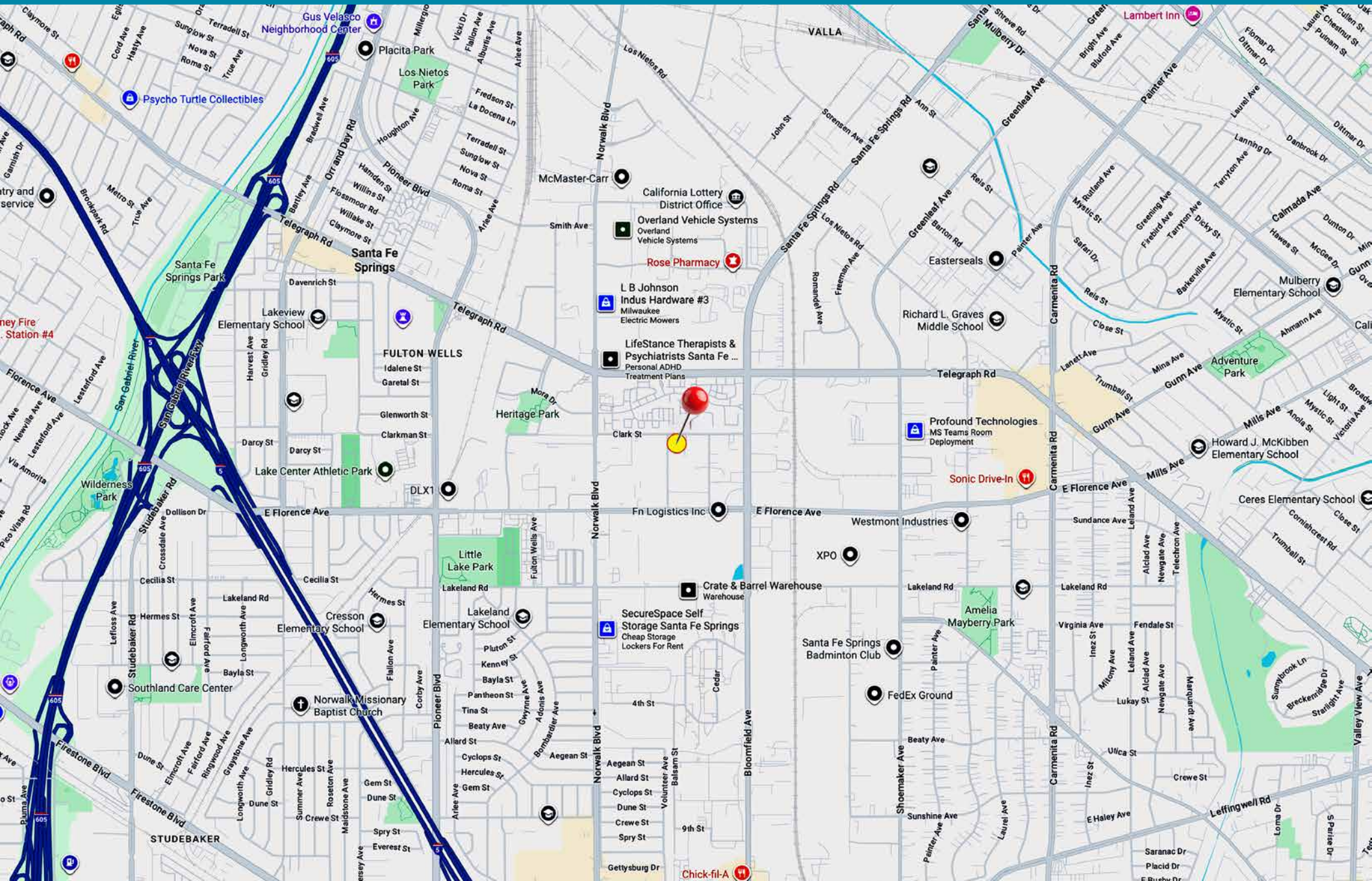




PLAT MAP

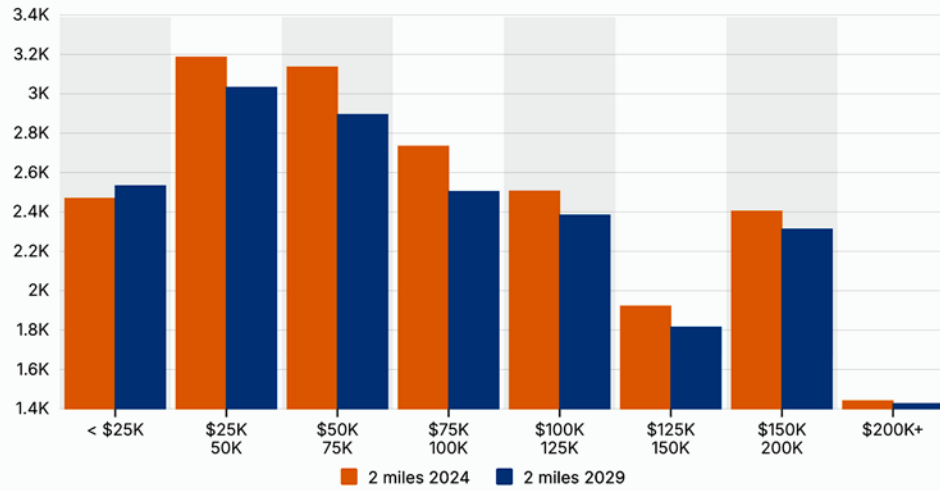


AREA MAP

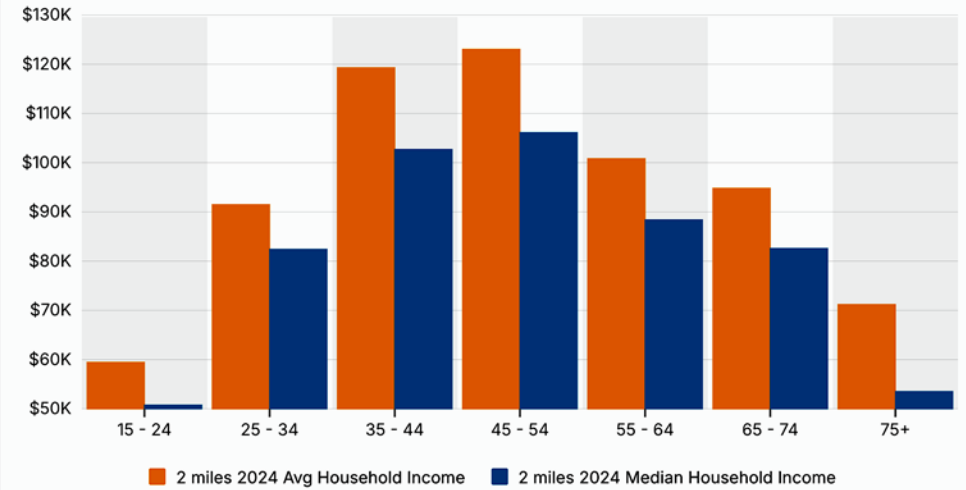


NEIGHBORHOOD DEMOGRAPHICS

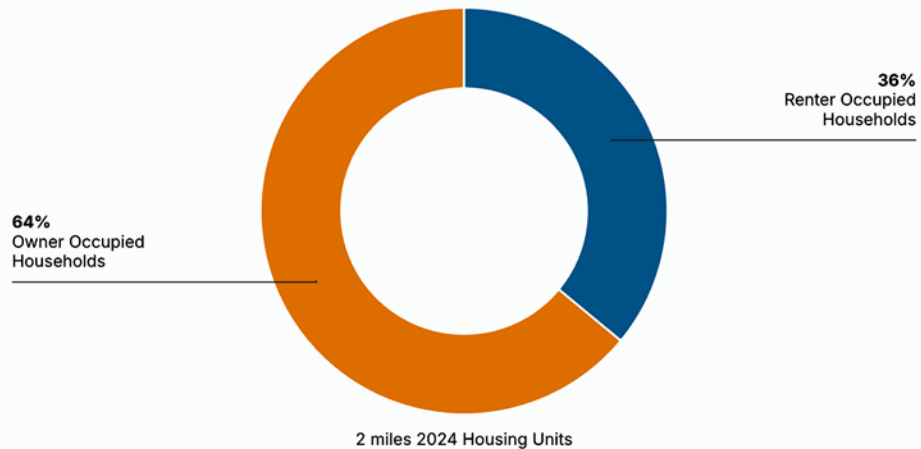
Households By Income



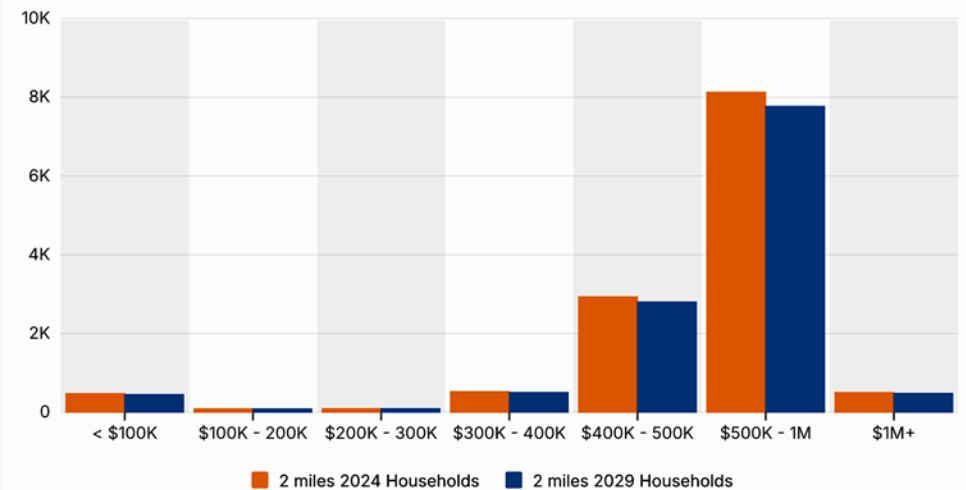
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

12420 CLARK ST, SANTA FE SPRINGS, CA 90672

INDUSTRIAL PROPERTY WITH PARKING

±7,261 SF of Building Area

Rent Reduced! Lessor Motivated!

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Ryan Kirschner

Sales Associate

323.538.2882

ryan@majorproperties.com

DRE LIC. 02317290



Anthony S Behar

Executive Vice President

310.880.2329

anthony@majorproperties.com

DRE LIC. 01368565



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists