



Penta Pacific Properties

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

Available SF 28,359 SF

Industrial For Lease

Building Size 28,359 SF



Property Name: Sorensen Business Park
Address: 8950 Sorensen Ave, Santa Fe Springs, CA 90670
Cross Streets: Sorensen Ave/John St

Sorensen Business Park
Brand New Construction
4 Dock High Doors
28' Clearance

| | | | | | |
|-----------------------|---------------------|---|------------------------|------------------------------|--------------|
| Lease Rate/Mo: | \$46,792 | Sprinklered: | Yes | Office SF / #: | 2,733 SF / 7 |
| Lease Rate/SF: | \$1.65 | Clear Height: | 28' | Restrooms: | 3 |
| Lease Type: | Gross | GL Doors/Dim: | 1 | Office HVAC: | Heat & AC |
| Available SF: | 28,359 SF | DH Doors/Dim: | 4 | Finished Ofc Mezz: | 1,165 SF |
| Minimum SF: | 28,359 SF | A: 400 V: 277/480 O: 3 W: 4 | | Include In Available: | Yes |
| Prop Lot Size: | 1.01 Ac / 44,170 SF | Construction Type: | TILT UP | Unfinished Mezz: | 0 SF |
| Term: | 3 to 5 Years | Const Status/Year Blt: | Existing / 2021 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | No | Possession: | 06/01/2026 |
| Sale Price/SF: | NFS | Parking Spaces: 30 / Ratio: 1.1:1/ | | Vacant: | No |
| Taxes: | \$126,359 / 2025 | Rail Service: | No | To Show: | Call broker |
| Yard: | No | Specific Use: | Warehouse/Distribution | Market/Submarket: | MidCounties |
| Zoning: | M2 | Listing Date: | 02/26/2026 | APN#: | 8168-027-405 |
| Listing #: | 44418908 | | | | |

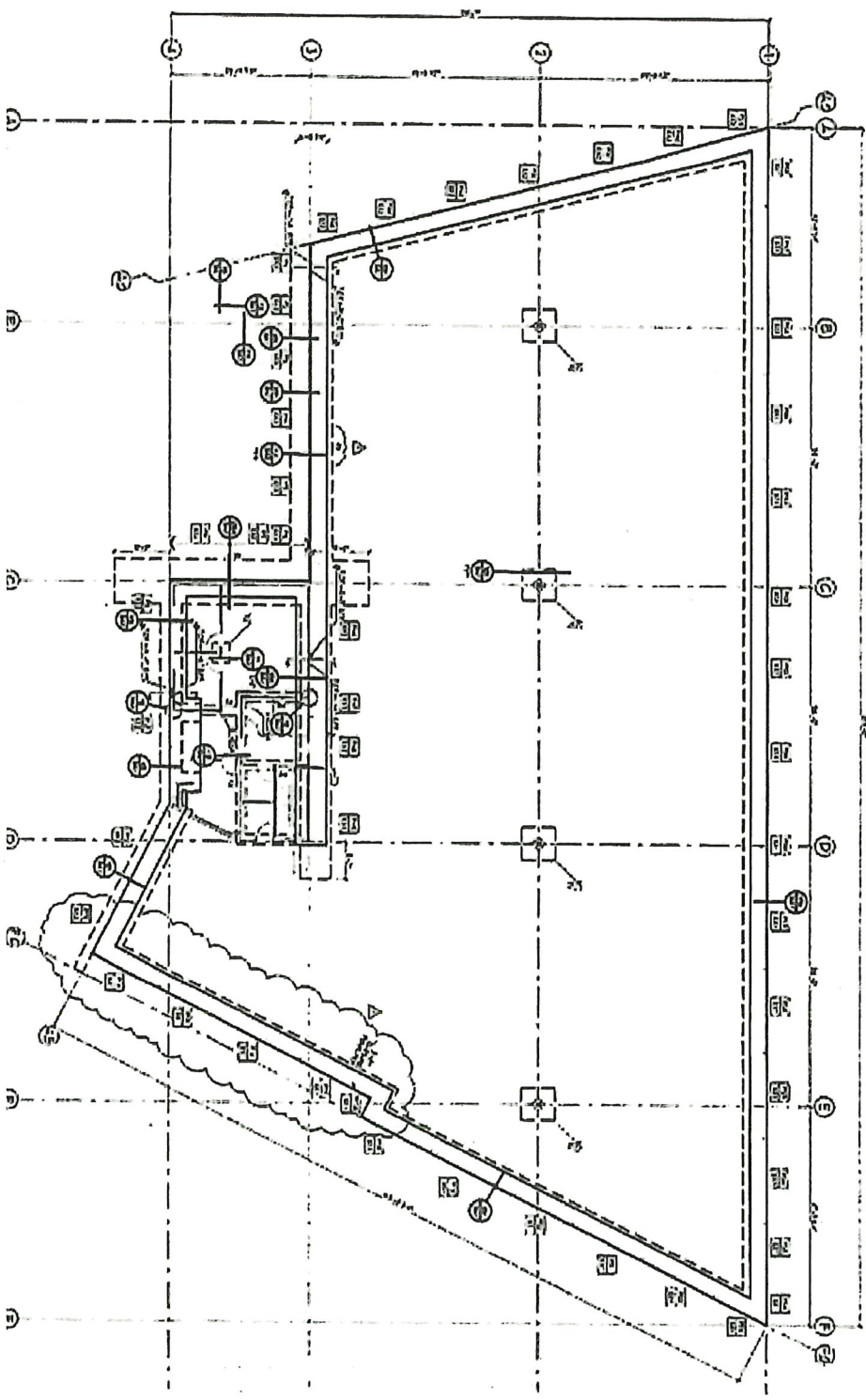


PENTA PACIFIC
P R O P E R T I E S
8000 NORWALK BLVD / SANTA FE SPRING, CA 90670 / (562) 699-1922
LUCAS & OLSEN

 **CLICK TO VIEW
VIRTUAL TOUR**

PLEASE CONTACT THE ARCHITECT FOR A VIRTUAL TOUR OF THE PROJECT

FOUNDATION REMARKS
SEE SHEET 05 FOR THE FOUNDATION REMARKS



aptus Sorensen Flex Warehouse
Development Plan Approval
8940 Soranion Avenue
Santa Fe Springs, California, 90670



| | | |
|----|-----------------|---------|
| 1 | Foundation Plan | 1/11/21 |
| 2 | Foundation Plan | 1/11/21 |
| 3 | Foundation Plan | 1/11/21 |
| 4 | Foundation Plan | 1/11/21 |
| 5 | Foundation Plan | 1/11/21 |
| 6 | Foundation Plan | 1/11/21 |
| 7 | Foundation Plan | 1/11/21 |
| 8 | Foundation Plan | 1/11/21 |
| 9 | Foundation Plan | 1/11/21 |
| 10 | Foundation Plan | 1/11/21 |
| 11 | Foundation Plan | 1/11/21 |

FOUNDATION PLAN