



4% Procuring Fee
PLUS Broker Bonus

8,331 SF AVAILABLE FOR LEASE

Shoemaker Business Park

WAREHOUSE / DISTRIBUTION FACILITY AVAILABLE

14944 Shoemaker Avenue, Unit J, Santa Fe Springs, CA

Location Highlights

- Ideal Mid-Counties Location
- Freeway Adjacent at Firestone Boulevard and Shoemaker Avenue
- Excellent access to 5, 605, 91, and 105 freeways
- Ideal for light mfg., storage, distribution, or service center



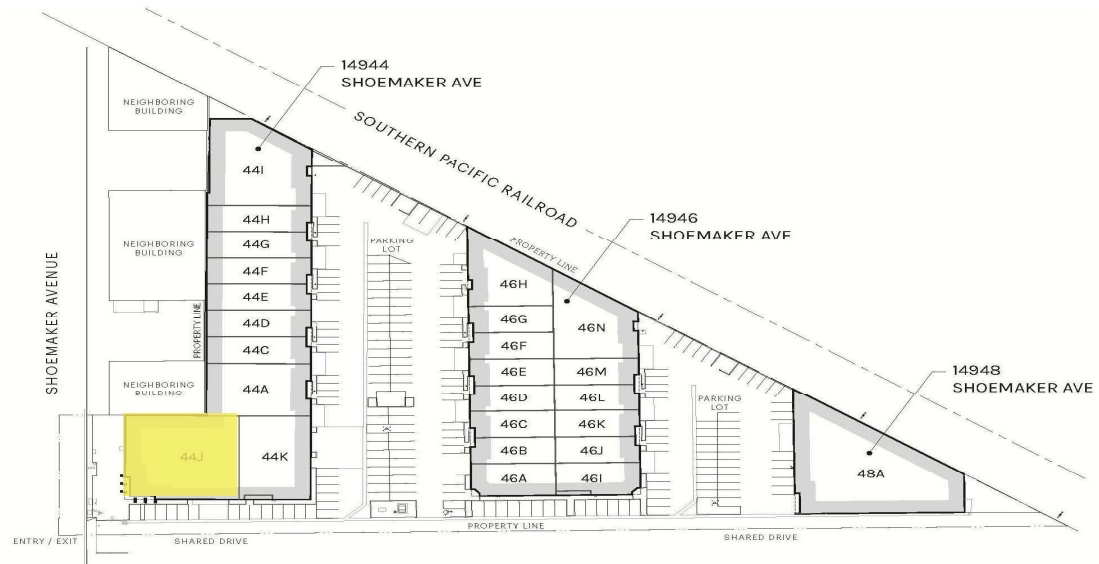
Shoemaker Business Park



Industrial Condominium Complex

14944 Shoemaker Avenue, Unit J

- New carpet, paint and refurbished restrooms
- Now ready for occupancy
- Well Appointed Office Area
- Parking 1.7:1
- M-2 Zoning
- Lease Rate \$1.29 PSF MG
- CAM Charge \$0.17 PSF (Water & Trash included)
- 400 Amps, 120/208 Volt, 3 PH (tenant to verify)



For Lease

8,331 SF

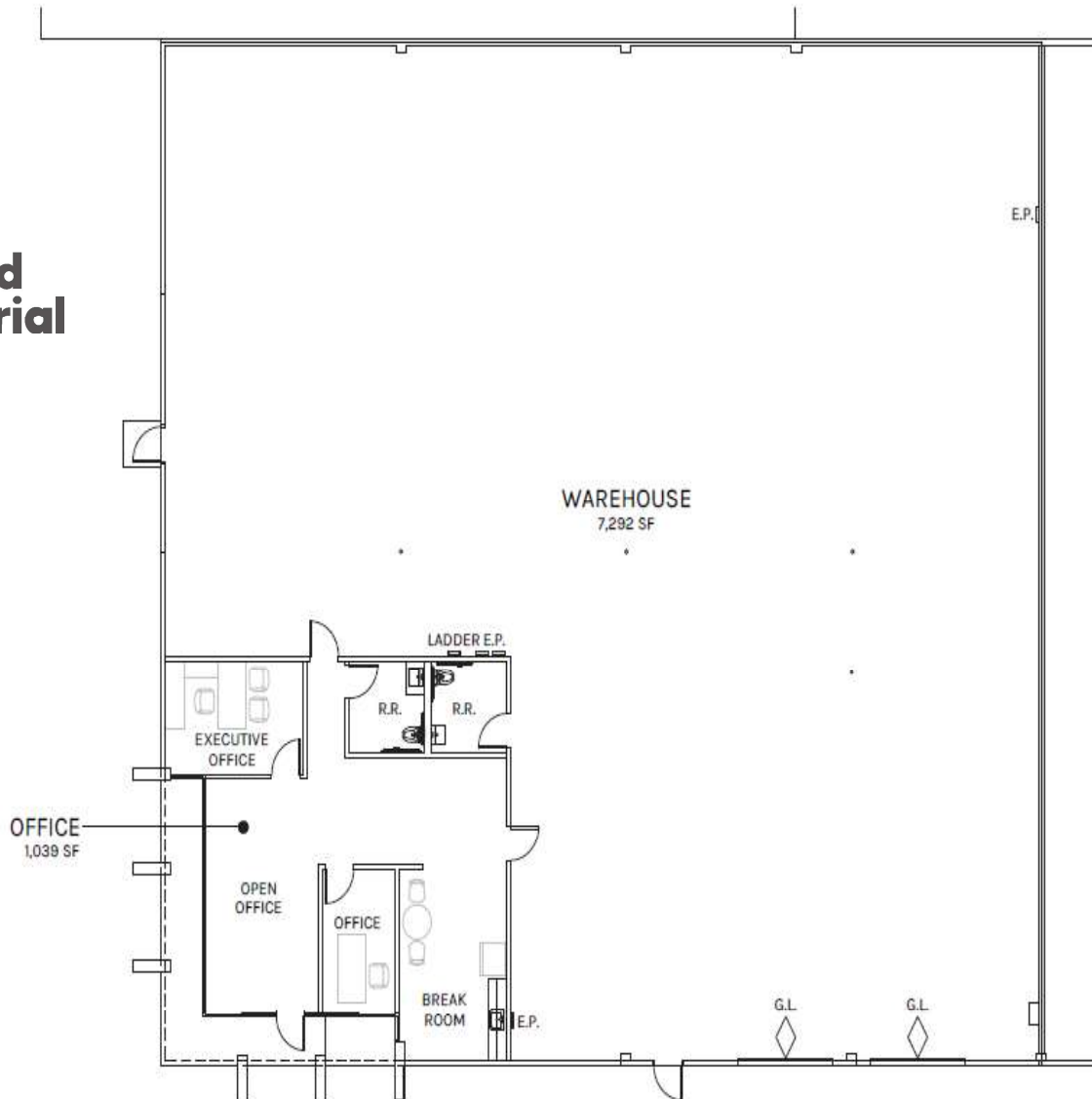
14944 Shoemaker Avenue, Unit J, Santa Fe Springs, CA 90670

LOS ANGELES COUNTY





**Rexford
Industrial**



Leasing Contact

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PENTA PACIFIC PROPERTIES
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Santa Fe Springs, CA 90670
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WAREHOUSE
7,292 SF

OFFICE
1,039 SF

TOTAL
8,331 SF

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