

INDUSTRIAL FOR LEASE

AVAIL SF: 2,120

TOTAL BLDG SF: 14,660



ADDRESS 13310-13320 MAPLEDALE ST UNIT 13314, NORWALK CA ZIP 90650

**Small Industrial Unit With 900 SF of Offices
North Of S.A. (5) Fwy 1/2 Block Off Carmenita
Rear Loading Door / Located South Of Rosecrans**

LEASE RENTAL \$ 1,314 /mo Gross 0.620 Net _____ Term 2-3 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 1,033.00 Yr 2009-2010
 Avail SF 2,120 Power A 200 V 120-120 Ø 3 W 4
 Min. SF 2,120 Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const VERIFY Roof _____ Grd Lev Drs 1 Dim _____
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 900 # 2
 Pkg 4 Yard Yes-Fenced Yr Blt 1973 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 737-C3 Zone M1 To Show Lock Box - VERIFY Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1173187
 x 205 FIRM Penta Pacific Properties 02/06/09R
 FTFC CB250N000S000/AOAA Notes (See Reverse). \$.62 PSF for year 1, .67 PSF for year 2, \$.70 PSF for year 3.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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CARMENITA BUSINESS CENTER - Mapledale

13314 Mapledale Street

- 2,120 sq ft
- 900 sq ft office
- NO CAMS



For further information call:



Doug Wells
(562) 908-6012

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

