

INDUSTRIAL FOR LEASE

AVAIL SF: 2,120

TOTAL BLDG SF: 14,660



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

\$1,000 Cash Bonus To Co-Op Broker
Carmenita Business Center
North Of S.A. (5) Fwy 1/2 Block Off Carmenita
\$0.72 Gross - With No CAMS
Rear Loading Door

LEASE RENTAL \$ 1,526 /mo Gross 0.720 Net _____ Term **ACCEPTABLE TO OWNER**
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,033.00 Yr 2006-2007
 Terms _____ Possession **Immediate**
 Avail SF 2,120 Dim 20 X 105 Power A 200 V 120-120 Ø 3 W 4
 Min. SF 2,120 Dim 20 X 105 Lighting FLUOR Heat VERFY Cooling VERFY PWR Notes VERFY
 Land SF POL Dim _____ Trk Hi Pos 0 Dim _____
 Const VERFY Roof LAM Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 900 # 2 Rest Rms: M 0 W 1
 Pkg 4 Fenced Y Yr Blt 1973 A/C VERFY Heat VERFY Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 737-C3 Zone M1 To Show Lock Box - VERFY Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203, Steven K Naylor Region SE Listing # 1173187
(562)908-6015 FIRM Penta Pacific Properties 02/06/09R
 FTCF CB250N000S000/AOAA Notes Lease Terms: 3-5 Years W/ Annual CPI. (See Reverse). Sp. Feat. Part Of Industrial
Park. \$1,000 Cash Bonus to Co-op Broker. No CAM fee.

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.
 © American Industrial Real Estate Association



CARMENITA BUSINESS CENTER - Mapledale

13314 Mapledale Street

- 2,120 sq ft
- 900 sq ft office
- **\$0.84/sq ft, Gross**
- NO CAMS



For further information call:



Doug Wells
(562) 908-6012

Andy Burch
(562) 908-6022

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

←Mapledale Street→

