



Available SF 7,600 SF

Industrial For Lease & For Sale

Building Size 7,600 SF



Address: 8112 Freestone Ave, Santa Fe Springs, CA 90670

Cross Streets: Freestone Ave/Washington Blvd

7,600 SF Industrial Building
Sited on ±27,000 SF Parcel
Large Fenced Yard

Lease Rate/Mo:	\$13,984	Sprinklered:	No	Office SF / #:	1,500 SF
Lease Rate/SF:	\$1.84	Clear Height:	16'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	2	Office HVAC:	AC Only
Available SF:	7,600 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	7,600 SF	A: 400 V: 120/208 0: W:		Include In Available:	No
Prop Lot Size:	0.55 Ac / 23,958 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1942	Include In Available:	No
Sale Price:	TBD	Whse HVAC:		Possession:	Now
Sale Price/SF:	TBD	Parking Spaces: 20 / Ratio:	2.6:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	MidCounties
Zoning:	M-1	APN#:			8169005032
Listing #:	31693643	Listing Date:	07/06/2022		