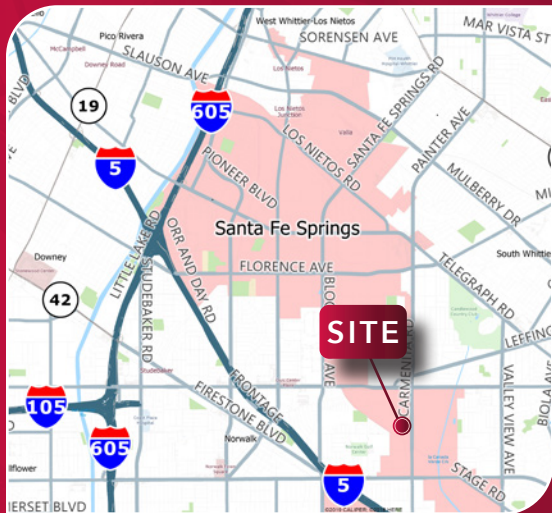


# FOR LEASE & FOR SALE

±24,400 SF  
FREE STANDING  
INDUSTRIAL BUILDING



## 13710 Carmenita Rd. Santa Fe Springs | CA

- 24,400 SF Building Divisible to (17,120 SF and 7,280 SF)
- 4,681 SF Office Area (1,680 SF Front Unit and 3,000 SF Two Story in Rear Unit)
- 22'-24' Ceiling Clearance
- 2 Interior Truck Wells
- (5) Ground Level Doors (12'x14')
- Exclusive Parking Lot
- Fire Sprinklers .33/3000
- Call or email for Pricing
- Fenced Yard

FOR MORE INFORMATION PLEASE CONTACT:

### Phillip DeRousse

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pderousse@lee-associates.com  
DRE# 01933061

### Joel Hutak

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All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

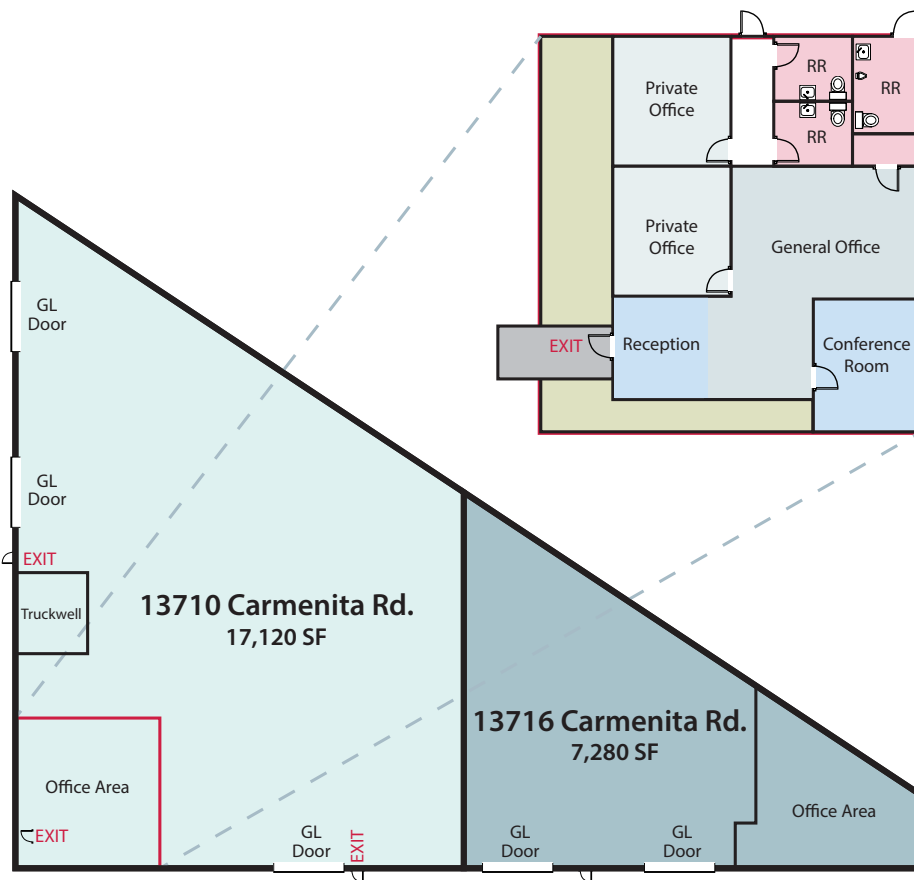
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Not to Scale

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