



Florence Ave

Shoemaker Ave

CBRE

FOR LEASE

**±12,386 SF INDUSTRIAL SPACE
SHOEMAKER BUSINESS PARK**

— **10600**

SHOEMAKER AVE

UNIT A

SANTA FE SPRINGS, CA 90670

PROPERTY OVERVIEW*

Address	10600 Shoemaker Ave, Unit A, Santa Fe Springs, CA
Project	Shoemaker Business Park
Unit Size	±12,386 SF
Office SF	±1,200 SF
Asking Rate	\$1.39/SF/Mo NNN
Est. Operating Exp.	±\$0.31/SF/Mo

BUILDING SPECIFICATIONS*

Clear Height	24' Minimum Warehouse Clearance
Loading	One (1) Dock-High Truck Well & One (1) Ground Level Door
Power	200 Amps; 277/480 Volt, 3-Phase
Sprinklers	Fully Sprinklered
Office HVAC	Heat and Air Conditioning
Construction	Concrete Tilt-Up
Year Built	1989
Zoning	M-2, City of Santa Fe Springs
Parking	2.0/1,000 SF

10600

SHOEMAKER AVE

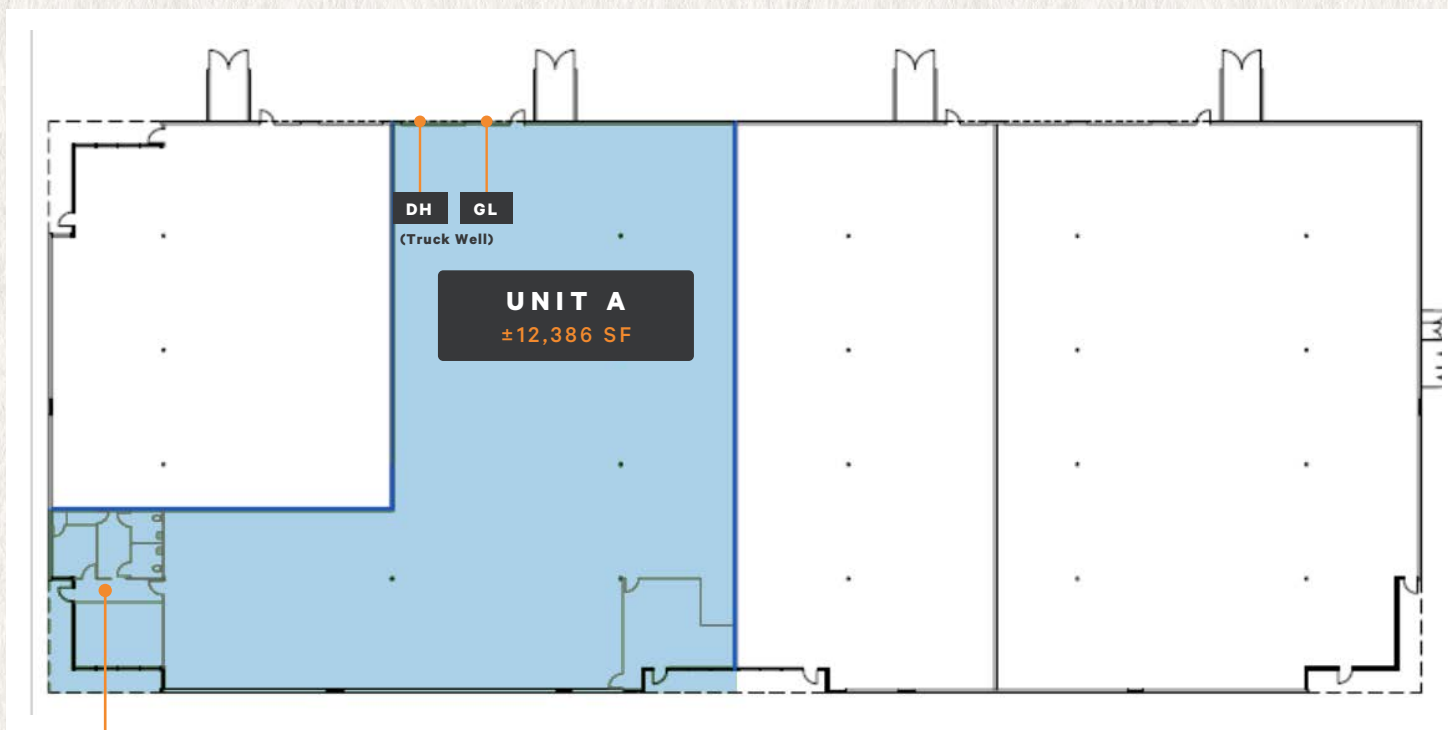
UNIT A

HIGHLIGHTS

- High-image, professionally managed business park
- Landlord market-ready refresh planned, including new LED lighting and fresh paint
- Functional office layout
- Central Mid-Counties location near the I-5 and I-605 freeways



FLOOR PLAN



OFFICE + RESTROOMS (±1,200 SF)

Plan not to scale. All dimensions approximate. Tenant to verify.
DH = Dock-High Truck Well | GL = Ground Level Door

UNIT A AT A GLANCE

±12,386

TOTAL SF

±1,200

OFFICE SF

24'

MIN. CLEAR HEIGHT

200A

277/480V, 3-PHASE

\$1.39

NNN/SF/MO ASKING

REGIONAL MAP



CBRE



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LEASING CONTACTS

JOHN BIVEN

First Vice President

+1 562 968 1150

Lic. 00937552

john.biven@cbre.com

CHRIS EHRLICH

First Vice President

+1 562 968 1160

Lic. 01450093

chris.ehrlich@cbre.com

DALTON DOUTY

Senior Associate

+1 949 809 4052

Lic. 02037282

dalton.douty@cbre.com

CBRE | 10350 Heritage Park Drive, Suite 100 | Santa Fe Springs, CA 90670

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