

12803 Telegraph Rd



Colliers International

2121 Rosecrans Ave, El Segundo, CA 90245 |

Available SF 9,813 SF

Industrial For Lease

Building Size 50,090 SF



Property Name: Telegraph Springs Industrial Park
Address: 12803 Telegraph Rd, Santa Fe Springs, CA 90670
Cross Streets: Freeman Ave/Telegraph Rd

Class A, Corporate Image Business Park
Telegraph Road Frontage
24' Clearance, 2 Dock High Positions, 1 Ground Level
1,115 SF of Office
Above Standard Parking with Excellent 5 and 605 Freeway Access

Lease Rate/Mo:	\$9,322	Sprinklered:	Yes	Office SF / #:	1,115 SF
Lease Rate/SF:	\$0.95	Clear Height:	24'	Restrooms:	
Lease Type:	NNN	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	9,813 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	983 SF
Minimum SF:	9,813 SF	A: 400 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 2007	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	02/01/2019
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 2.1:1		Vacant:	No
Taxes:	\$21,196 / 2018	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	MidCounties
Zoning:	M-2			APN#:	8011007055

Listing Company: Colliers International
Agents: [Christopher Sheehan, SIOR 310-321-1831](#), [Connor Reeves 310-321-1889](#), [Joel McCabe 562-926-3400](#)
Property/Listing: 580111/10583235 **Listing Date:** 10/26/2018
Notes: Part of Industrial Business Park. \$0.32 PSF Operating Expenses.

FTCF: AP300Y150S000/A0AA



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