



The McCabe Company

10350 Heritage Park Drive, Suite 205, Santa Fe Springs, CA 90670 | 562-926-3400

Available SF 9,966 SF

Industrial For Lease

Building Size 50,089 SF



Property Name: Telegraph Springs Industrial Park
Address: 12851 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 w/ Excellent 5 and 605 Freeway Access

Lease Rate/Mo:	\$17,441	Sprinklered:	Yes	Office SF / #:	1,115 SF
Lease Rate/SF:	\$1.75	Clear Height:	24'	Restrooms:	
Lease Type:	NNN / Op. Ex: \$0.39	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	9,966 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	0 SF
Minimum SF:	9,966 SF	A: 400 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2007	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2023
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 2.0:1/		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	MidCounties
Zoning:	M2			APN#:	8011007055

Listing Company: Colliers - El Segundo
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Listing #: 37994616 **Listing Date:** 05/03/2023 **FTCF:** CB250Y150S000/OAA
Notes: Estimated operating expenses are \$0.39 PSF. Tenant to verify all information.



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