



Available SF 4,040 SF

Office For Lease

Building Size 9,540 SF



Address: 9520 Norwalk Blvd, Santa Fe Springs, CA 90670
Cross Streets: NEC Norwalk Blvd.& Pacific St. North of Telegraph Rd.

ATTRACTIVE BRICK OFFICE BUILDING / 4,040sf Available
Major Street Frontage and Signage / Convenient 20+ car Parking Large
Open Office, 3 Privates, Conference, Lunch Room, 3 Restrooms

Lease Rate/Mo:	\$7,070	Sprinklered:	No	Office SF / #:	4,040 / 5
Lease Rate/SF:	\$1.75	Clear Height:		Restrooms:	3
Lease Type:	Modified Gross	GL Doors/Dim:		Office HVAC:	Yes
Available SF:	4,040 SF	DH Doors/Dim:		Finished Ofc Mezz:	No
Minimum SF:	4,040 SF	A: V: O: W:		Include In Available:	
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	No
Term:	3 to 5 Years with adjustments	Const Status/Year Blt:	Existing / 1951	Include In Available:	
Sale Price:	NFS	Whse HVAC:		Possession:	10/01/2026
Sale Price/SF:	NFS	Parking Spaces:	20 / Ratio: 5.0:1/	Vacant:	No
Taxes:	\$21,000 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	General	Market/Submarket:	MidCounties
Zoning:	M1			APN#:	8002-017-014

Listing Company: Penta Pacific Properties
Agents: [Greg Jenkins 562-618-9440](mailto:Greg.Jenkins@pentapacific.com), [Loren Smith 310-717-5334](mailto:Loren.Smith@pentapacific.com), Doug Wells 562-908-6012
Listing #: 44970880 **Listing Date:** 05/28/2026
Notes: Common area & operating expense \$.20 psf.for landscaping, trash, water. (See reverse)

FTCF: CB250N000S000/A0AA