

FLEX & OFFICE SPACE IN CARMENITA BUSINESS COMPLEX

FOR LEASE
14701-14799 CARMENITA ROAD
NORWALK, CA 90650



PROPERTY FEATURES:

- ***FLEX & OFFICE SPACE AVAILABLE FOR LEASE***
- ***CAM Fee: \$0.18 per sf., includes Trash, Water and Common Area Maintenance Charges.***
- ***Located in Carmenita Square Business Complex***
- ***Private Offices and Restroom***
- ***1 Roll-up Door for most of flex spaces***
- ***Excellent Access to Freeway 5***
- ***14' Minimum Clearance Height***
- ***Ample Parking Spaces***

For more information:

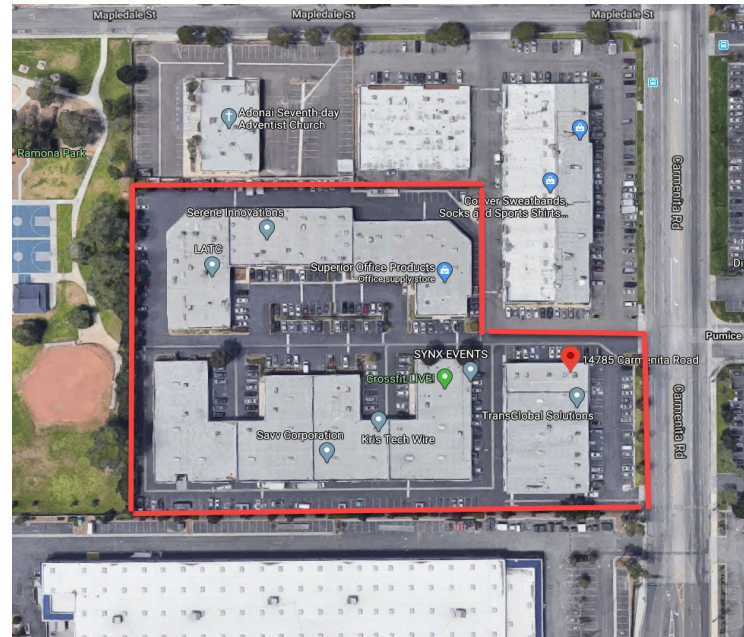
***Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: Kevin.Lee@bhhscaprops.com***

**BERKSHIRE
HATHAWAY** | CALIFORNIA
PROPERTIES
COMMERCIAL DIVISION

AVAILABLE FLEX SPACES:

- | Space #: | Size: | Rent Rate: |
|--|-------------------------|------------------------------------|
| 1). <u>14725 (FLEX)</u> | <u>7,408 SF.</u> | <u>\$1.20 PSF/Mo. + CAM</u> |
| <i>\$1.20 PER SF. RENT RATE for Year 1 (** move-in special promotion). Year 2 rent rate will adjust to \$1.30 PER SF.</i> | | |
| 2). <u>14713 (FLEX)</u> | <u>1,831 SF.</u> | <u>\$1.25 PSF/Mo. + CAM</u> |
| <i>\$1.25 PER SF. RENT RATE for Year 1 (** move-in special promotion). Year 2 rent rate will adjust to \$1.35 PER SF.</i> | | |
| 3). <u>14797 (FLEX)</u> | <u>2,100 SF.</u> | <u>\$1.30 PSF/Mo. + CAM</u> |
| <i>\$1.30 PER SF. RENT RATE for Year 1 (** move-in special promotion). Year 2 rent rate will adjust to \$1.40 PER SF.</i> | | |
- ** Facing Carmenita Rd. MAX Visibility.**

CAM FEE = \$0.18/SF/Mo. as of 1/1/2026

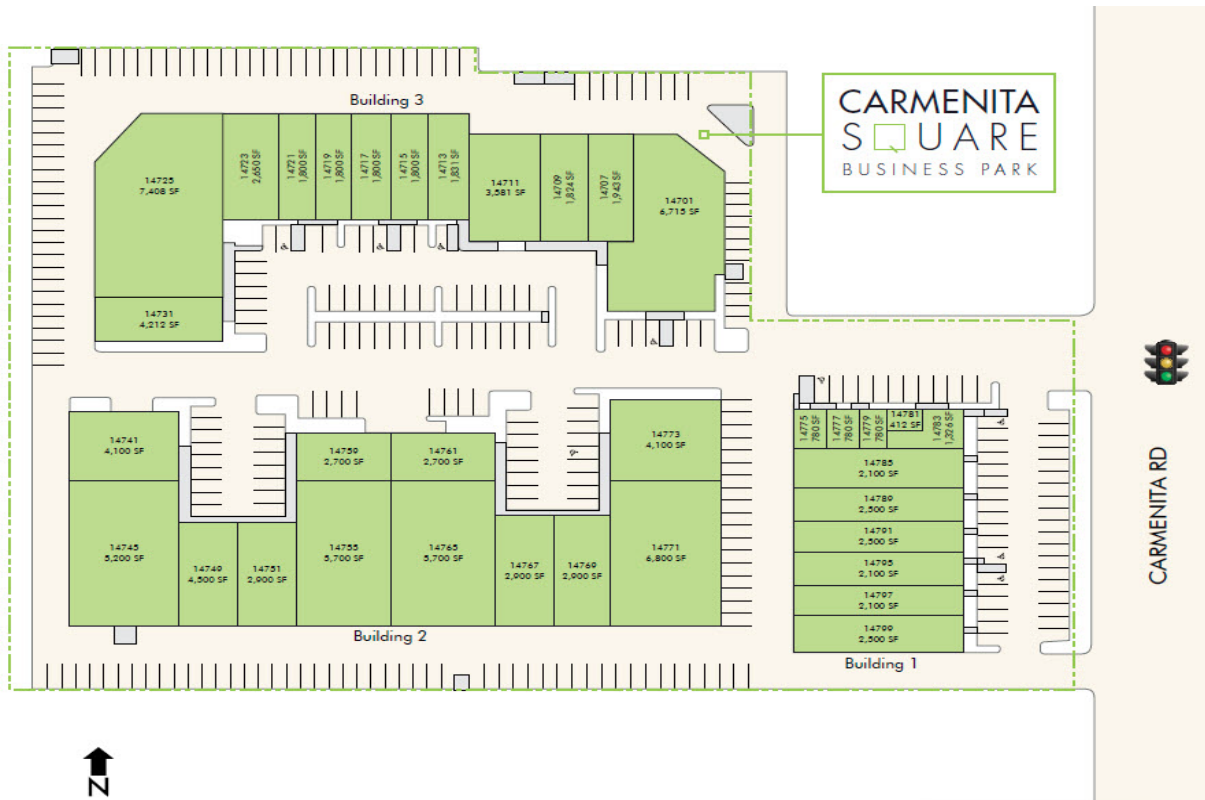


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