


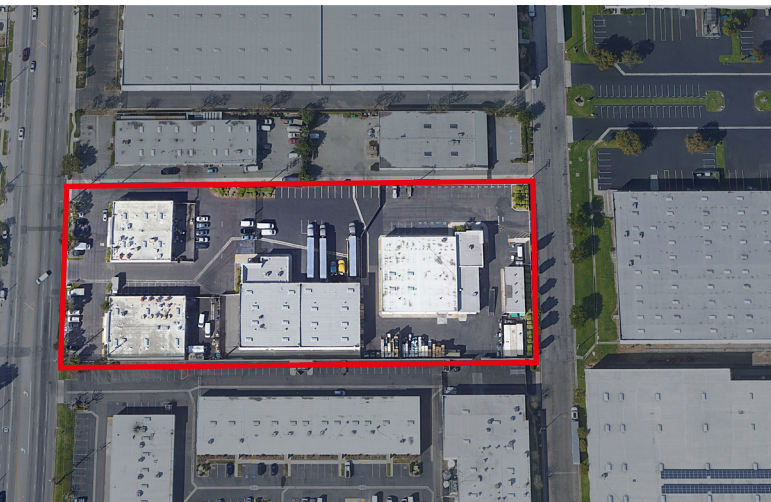
For lease and sale

44,439 SF on 3.34 Acres - Norwalk, CA

 **JLL** SEE A BRIGHTER WAY

Flexible industrial site

The subject property consists of 4 industrial buildings totaling 44,439 SF (each on it's own parcel) situated on a total of 3.34 acres. It has major street frontage on Carmenita Rd and is 1/4 mile north of the 5 freeway. The property is zoned M2 and is fully entitled to construct a new 76,602 SF industrial building. There is excellent optionality with this site. It has the ability to be utilized in it's current form, re-positioned as IOS, or redeveloped as a new Class A building.



Buildings

14516 Carmenita Rd, Norwalk

6,391 SF

(0.52 Acre Parcel)

14520 Carmenita Rd, Norwalk

15,446 SF

(1.2 Acre Parcel)

14528-14530 Carmenita Rd, Norwalk

8,002 SF

(0.50 Acre Parcel)

14512 Best Ave, Norwalk

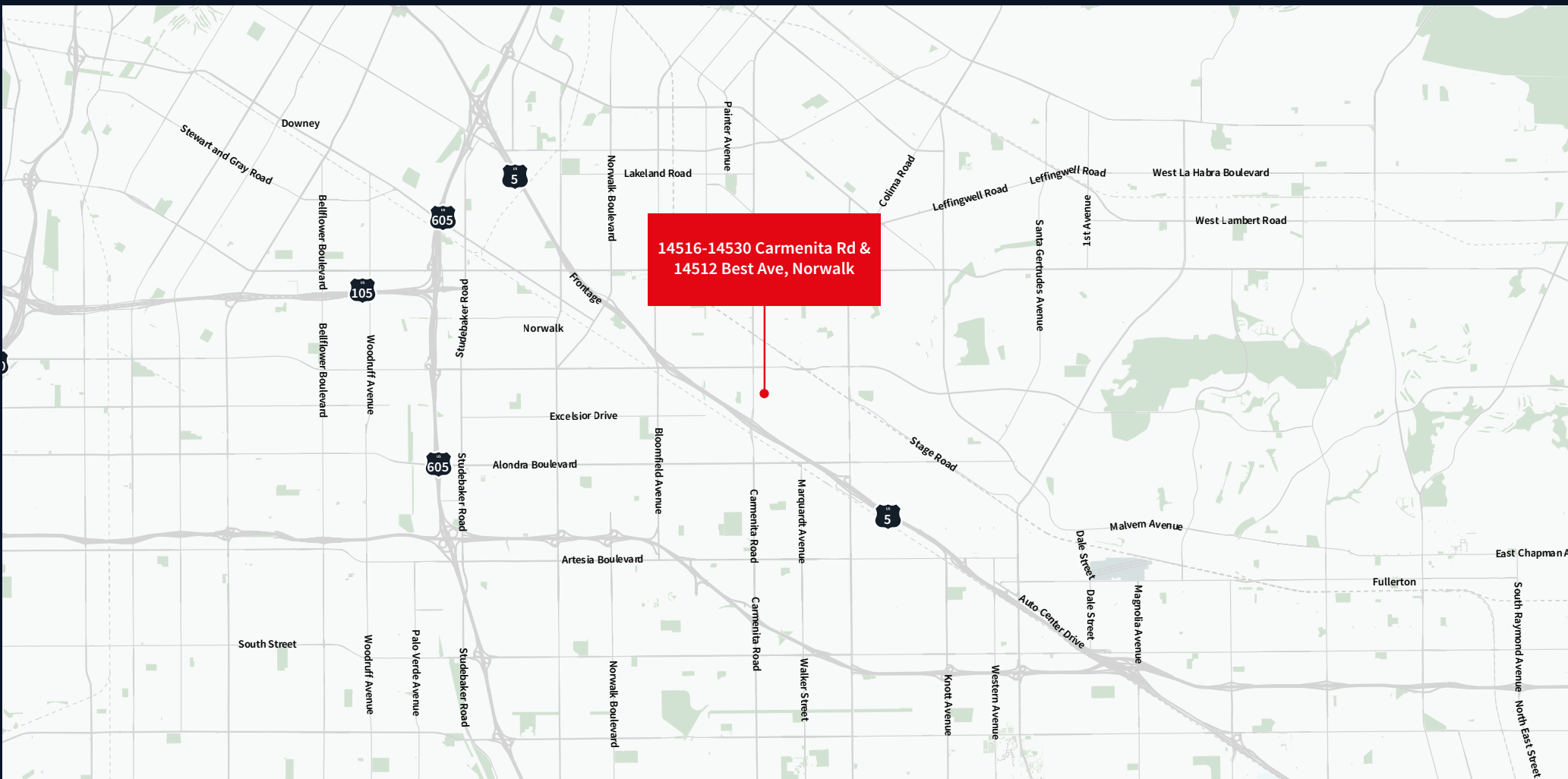
14,600 SF

(1.13 Acre Parcel)

Project overview

Total square footage	44,439 SF
Size	3.34 Acres
# of buildings	4
Loading	Dock high & ground level
Clear height	16' - 17'
Yard	Fenced and secured
Parking	115 stalls
Proximity to freeway	1/4 Miles
Proximity to port	20 Miles





**14516-14530 Carmenita Rd &
14512 Best Ave, Norwalk**

Leasing contacts

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