

15401 SHOEMAKER AVENUE NORWALK, CA 90650

AVAILABLE



PROPERTY INFORMATION*

Building Size	184,331 SF
Land Size	359,806 SF (8.26 Acres)
Clear Height	24' - 28'
Dock High Loading Positions	24
Ground Level Loading Positions	2
Zoning	M2
Sprinklers	.38/4000 (upgrade possible)
Office Size	15,111 SF (4,331 SF Mezz)
Parking Ratio	1.00/1,000

PROPERTY HIGHLIGHTS

- High Image Location
- Building Renovations Planned (Customization Possible)
- 38+ Container Parking Positions
- Multiple Access Points
- Loading via 3 sides
- 3,600 Amps of Power
- Pro-Business City & M2 Zoning
- Ready Access to Orange County, South Bay cities and the Inland Empire via the 5 + 91 Freeways
- Immediate Proximity to Public Transit, (5)(91) Freeways, Orange Country

*Tenant to verify all information

For More Information or To Schedule a Tour, Contact

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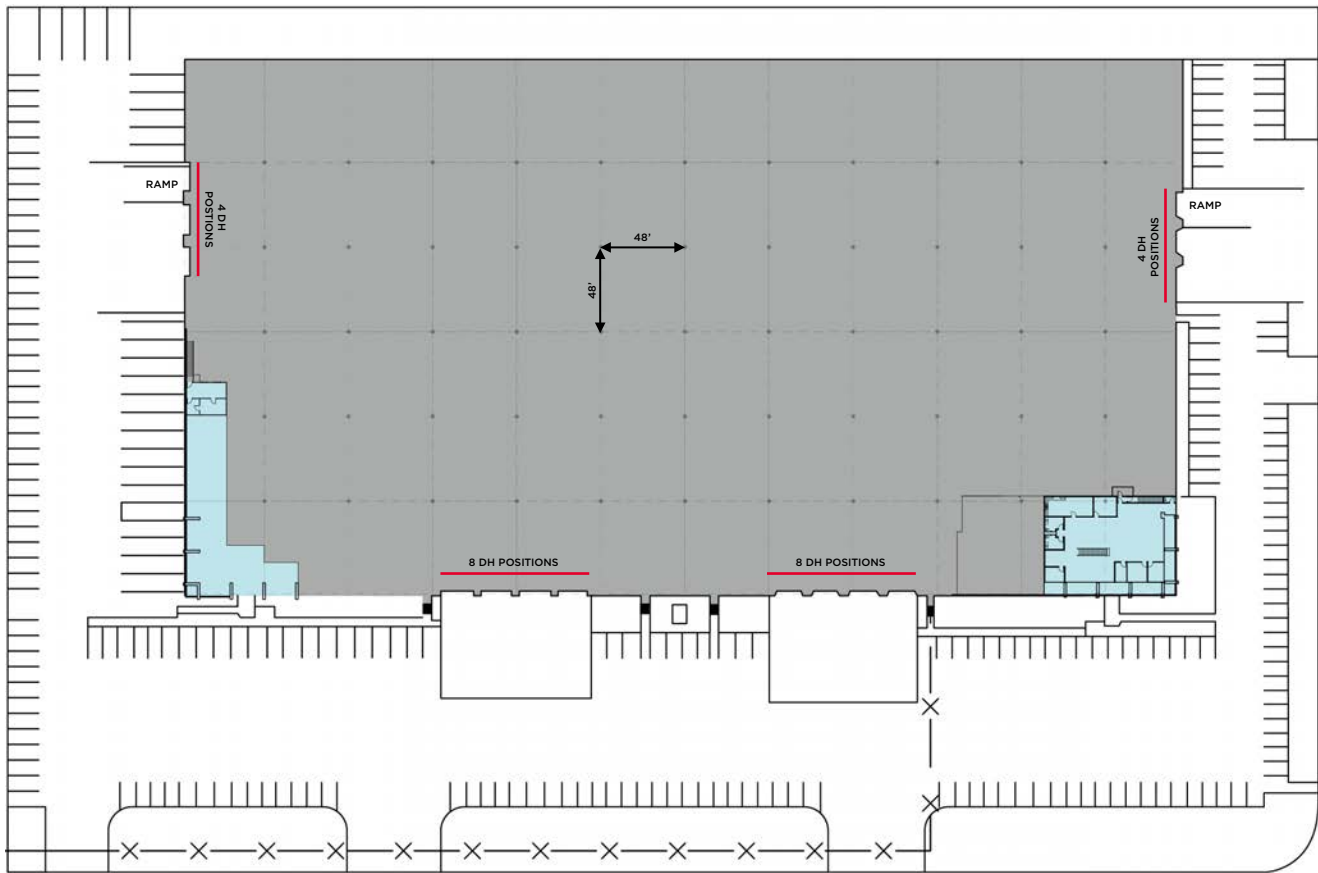
cushmanwakefield.com



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NORWALK, CA 90650



LEYVA ST

SHOEMAKER AVE

SITE
PLAN

*Not to Scale

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CORPORATE NEIGHBORS

AVAILABLE

15401 SHOEMAKER AVENUE

NORWALK, CA 90650

DISCOVER NORWALK'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



Centrally Located.
Transit Friendly.
Immediate Access to
Los Angeles & Orange Counties.



Pro Business Mindset.
Zoning Friendly.
No Hours of Operation
Restrictions.

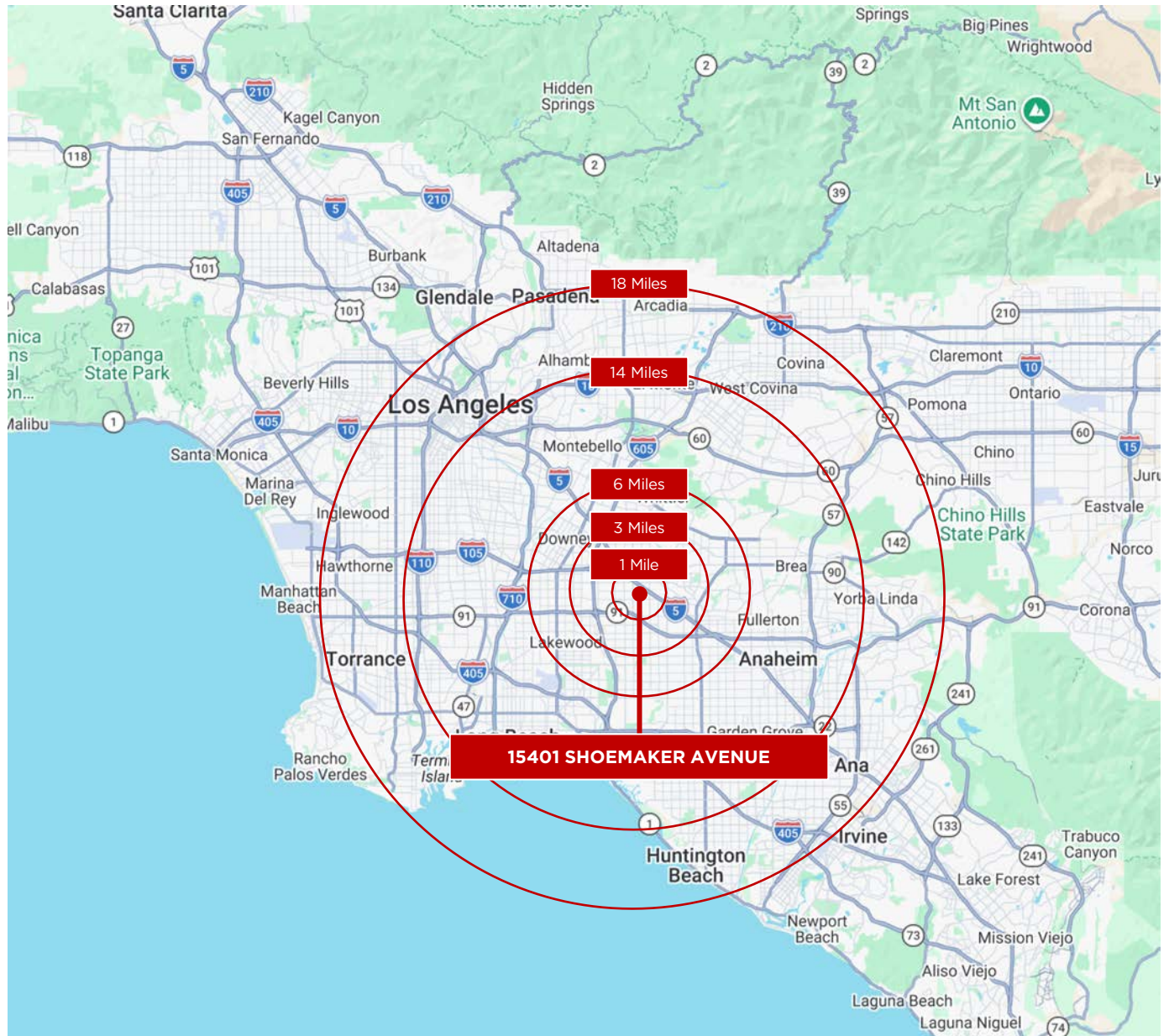


CITY OF NORWALK

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