

Available For Sublease

±106,251 SF INDUSTRIAL BUILDING

11600 Los Nietos Road, Santa Fe Springs, CA 90670



COMPLETELY RENOVATED HIGH IMAGE INDUSTRIAL FACILITY

PROPERTY HIGHLIGHTS

- Free Standing Industrial Building
- ±7,512 s.f. of Brand New Two- Story Creative Office Area
- New Exterior Glass Facade
- New Roof, HVAC and Skylights
- ESFR Sprinkler System
- 100% Concrete Yard
- ±2,500 Amps (277/480 Volt, 3-Phase) - Verify
- Ten (10) Dock High Loading Doors
- Six (6) Ground Level Loading Doors
- ±25' Minimum Warehouse Clearance
- ±1.33:1,000 s.f. Parking Ratio
- Excellent Access to the 5, 605, 105 and 710 Freeways
- Sublease Through December 31, 2029



WADE TIFT

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BYRON FOSS

Managing Director
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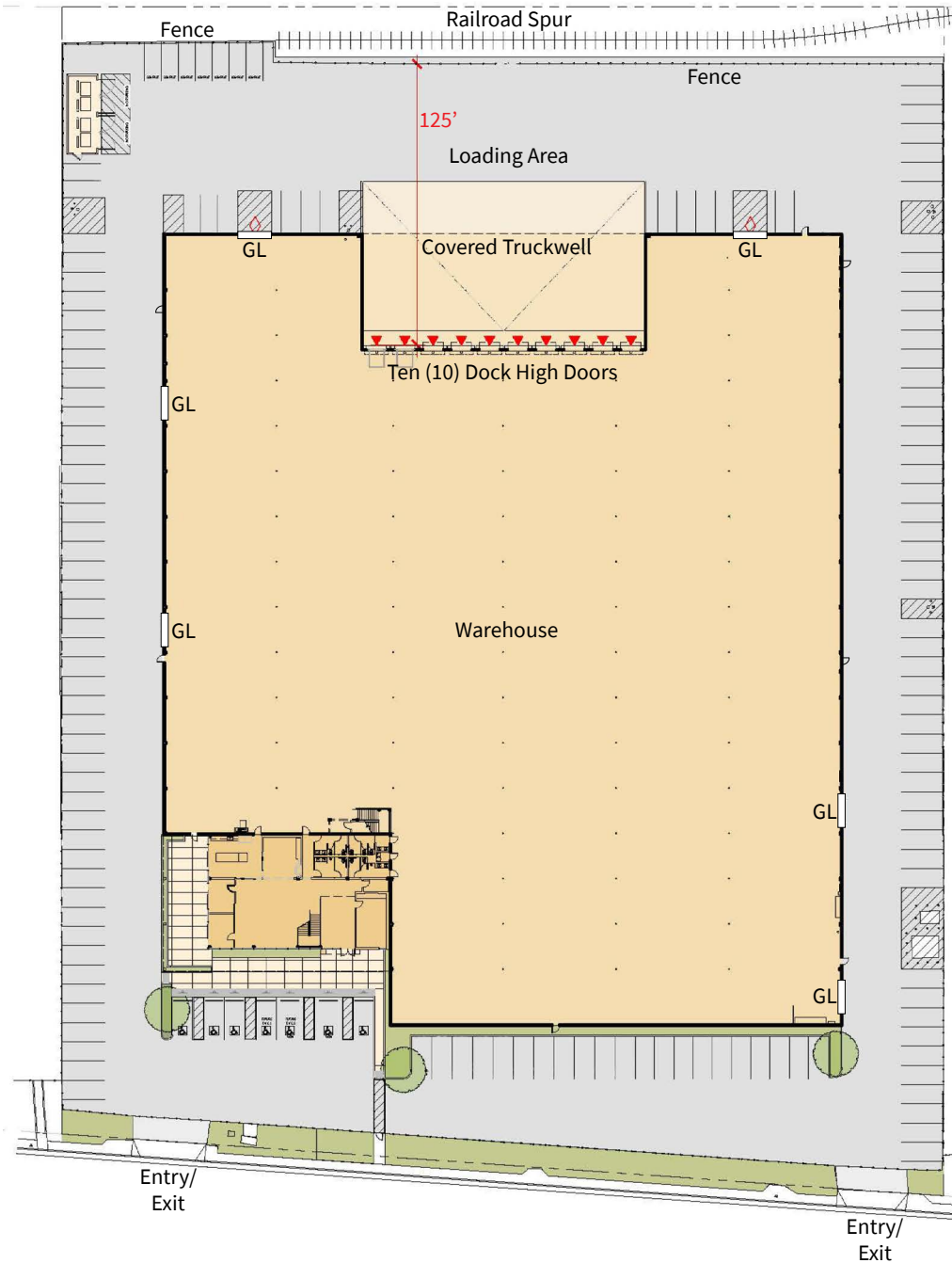
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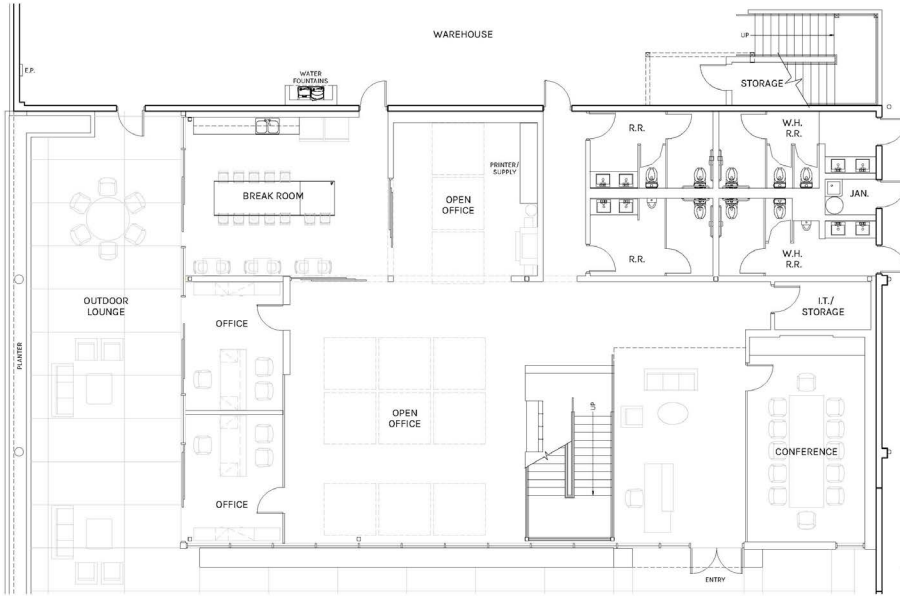
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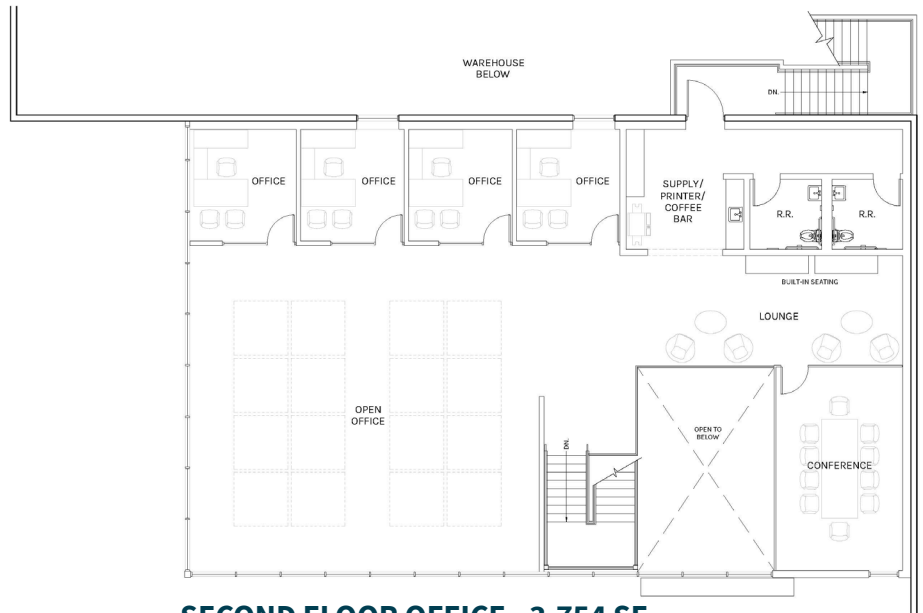
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FIRST FLOOR OFFICE - 3,758 SF



SECOND FLOOR OFFICE - 3,754 SF

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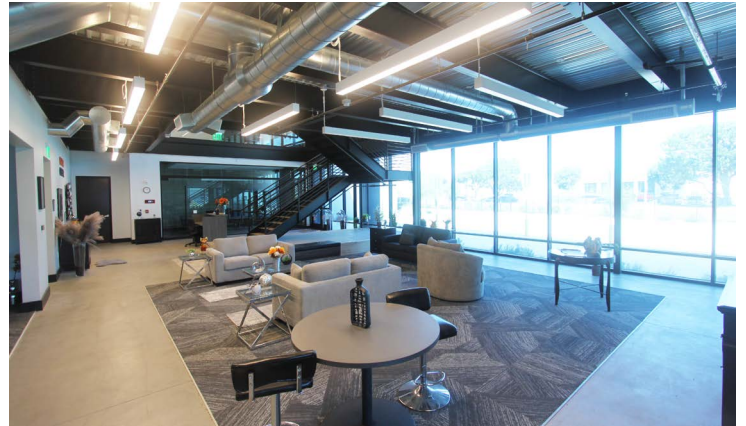
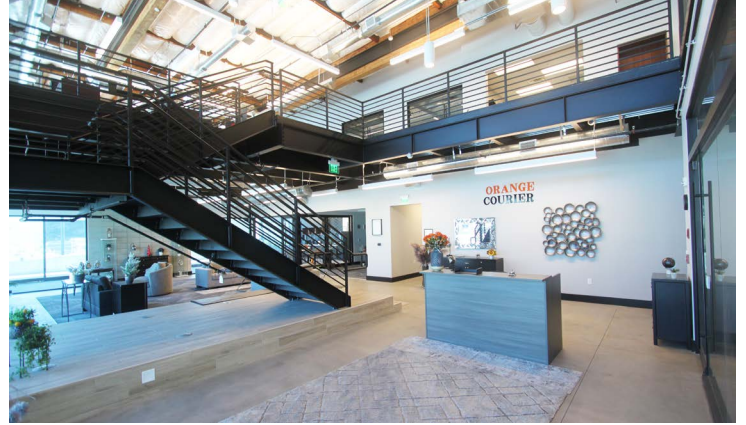
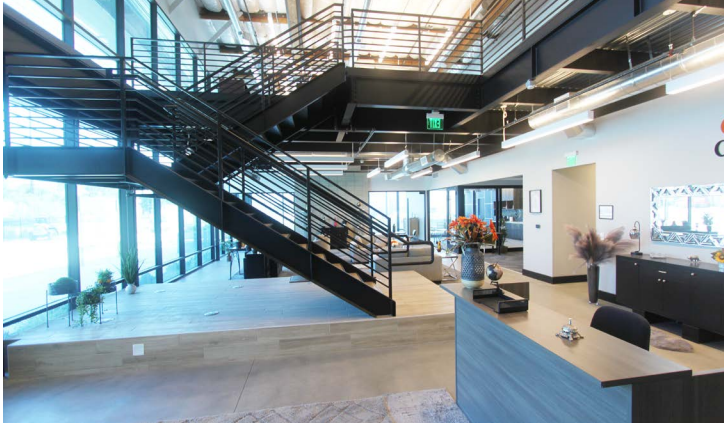
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