



59,084 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE  
**14647 Northam Street, Unit A | La Mirada, CA**





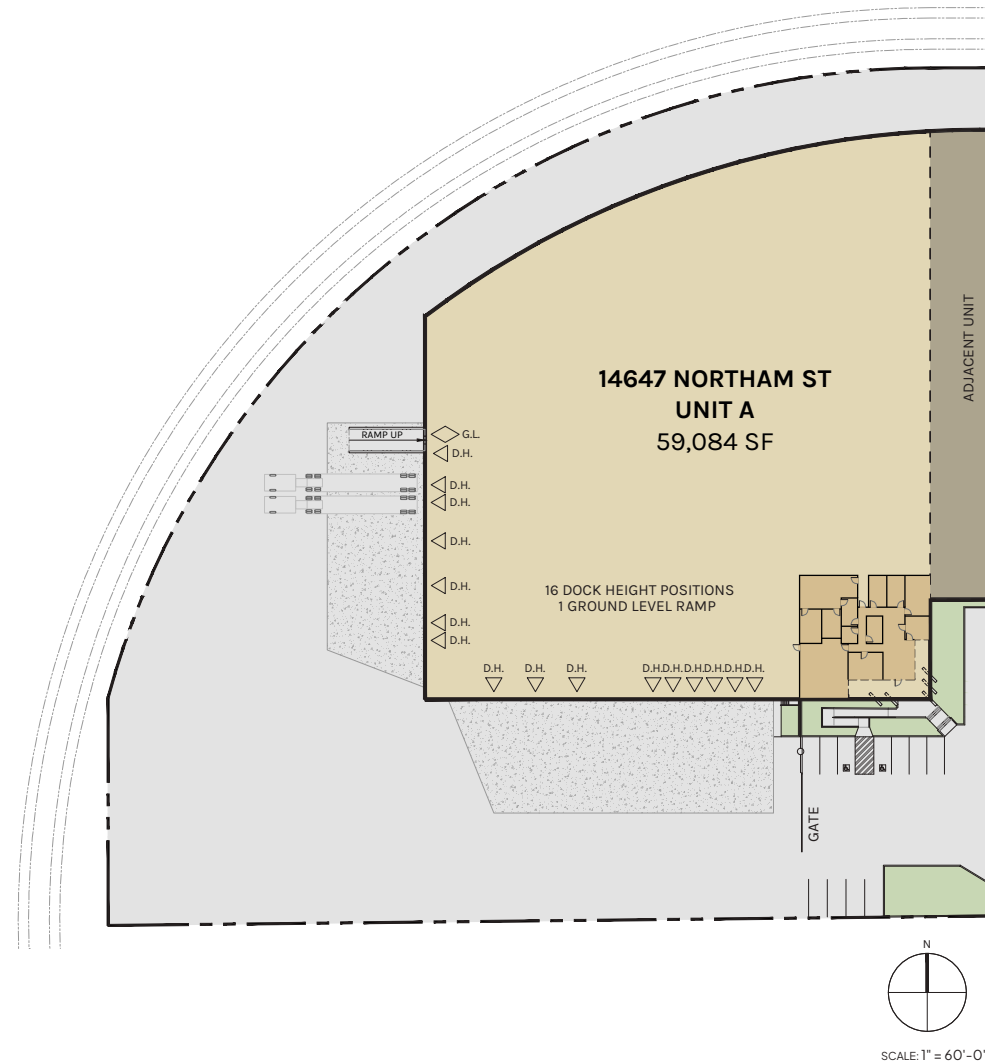
## Property Highlights

- 59,084 SF industrial building
- 2,396 SF of office space
- ESFR fire sprinkler system
- 24' - 27' clear height
- 16 dock high positions
- 1 ground level door
- 800 amps, 277/480 volt electrical service capacity (tenant to verify)
- Large fenced yard with ample trailer storage
- LED warehouse lighting with motion sensors
- 48' x 40' column spacing







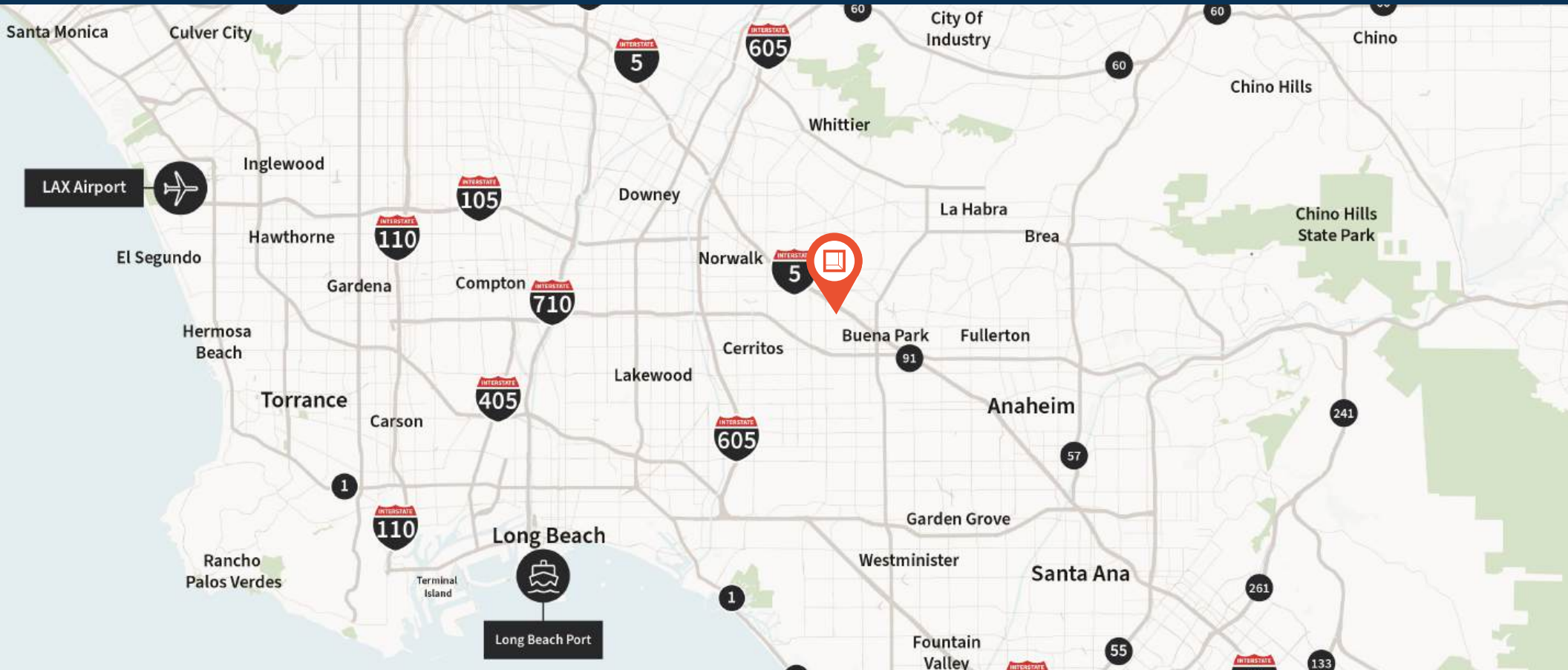


**WAREHOUSE**  
56,688 SF

**OFFICE**  
2,396 SF

**TOTAL**  
59,084 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



### Location Highlights

- Same day serviceability to all of Los Angeles County
- Immediate access to 5 and 91 freeways
- 20 miles to the Ports of Los Angeles and Long Beach
- Less than 30 miles to Los Angeles International Airport

**1.25 Miles**  
to I-5

**3.0 Miles**  
to I-91

**26 Miles**  
to LAX

**20 Miles**  
to John Wayne Airport

**20 Miles**  
to Port of Los Angeles &  
Long Beach

**Central Location**  
within LA Basin





**Rexford  
Industrial**

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