



99,520 SF for lease and sale

2700 Sequoia Drive
South Gate, CA

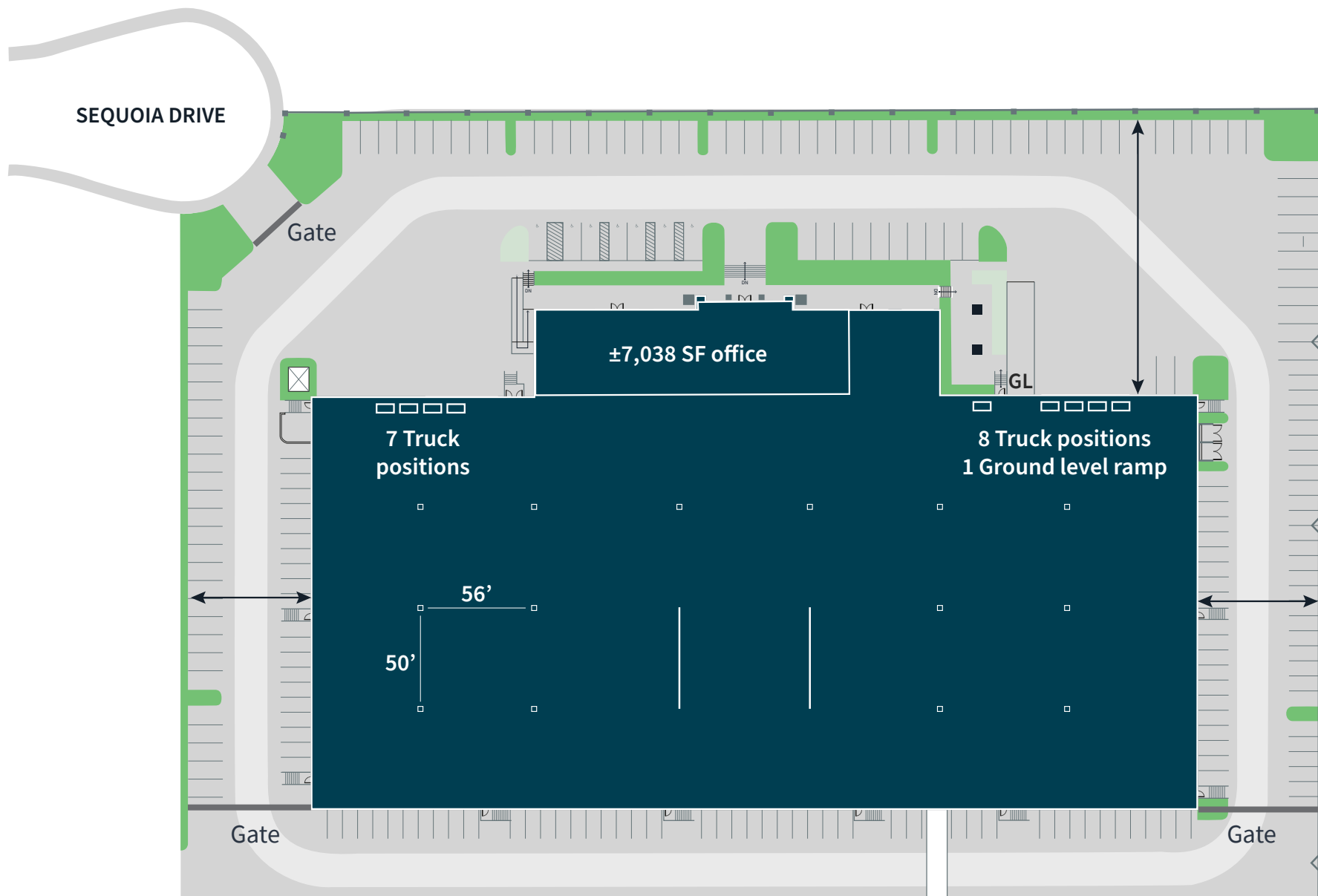


Property highlights

99,520 SF building on 4.89 acres of land	
30' minimum clearance	
±7,038 SF of office space	
15 dock-high doors, 1 ground-level door	
.2/1500 GPM calculated fire sprinkler	
Built in 1999	
Secured yard	
3,000 amps, 277/480 volt (verify)	
225 parking spaces	
Light industrial zoning	
Immediate access to I-710 and I-105	
Asking lease rate:	\$1.20 NNN
Operating expenses:	\$0.14/SF
Asking sale rate:	\$335 PSF



Site plan



Location





2700 Sequoia Drive

Sequoia Drive

Alameda Corridor

N. Alameda Corridor

S. Alameda Corridor

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