

6565

VALLEY VIEW ST
LA PALMA, CA

±424,285 SF

AVAILABLE FOR LEASE



PROPERTY FEATURES

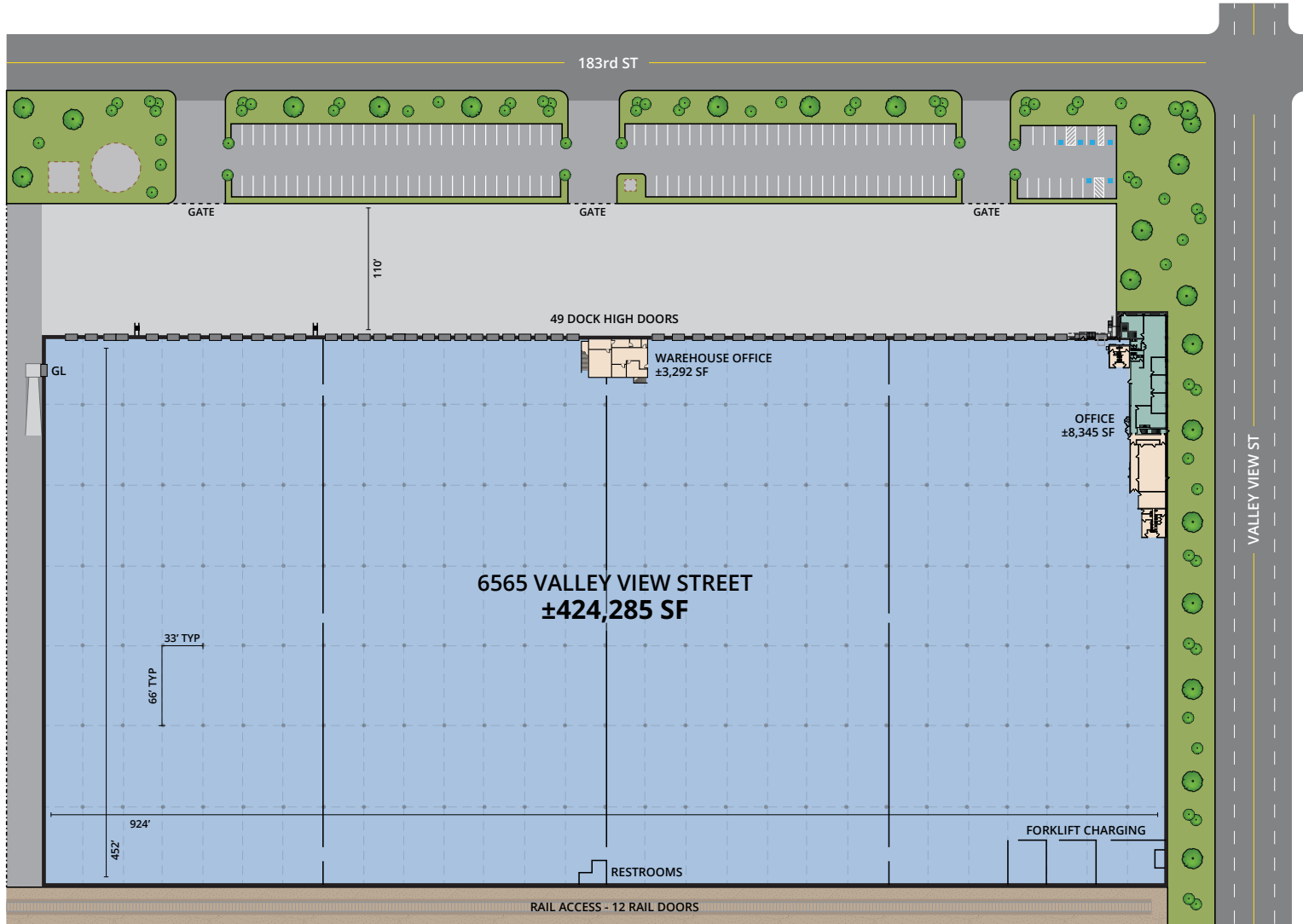
- » **Free standing** building
- » **±424,285 SF** available for lease
- » **±11,637 SF** of office space
- » **21'** minimum clear height
- » **.54/4,500 GPM** enhanced sprinkler system
- » **49** dock high loading doors
 - **37** with pit levelers
- » **1** grade level door
- » **12** rail doors with dual rail access
- » **1,800 amps**, 277/480 volts power
- » **Secured** concrete truck court
- » **Immediate Access** to I-5 & SR-91 freeways
- » **Low** Operating expenses
- » **Roof** maintained by Landlord



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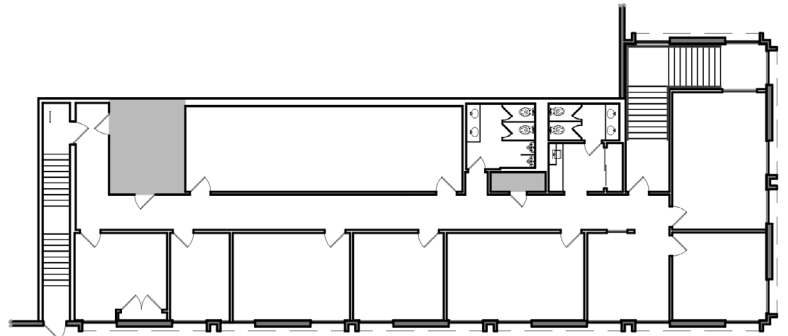
PROPERTY SITE PLAN



* All building, site and parking areas are approximate and to be verified.

Mezzanine Office

MEZZANINE AREA - ±3,689 SF



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LOCATION HIGHLIGHTS

**0.5 miles**
to SR-91 Freeway
Access**12 miles**
to Long Beach
Airport**22 miles**
to Ports of Los Angeles
& Long Beach**1.5 miles**
to I-5 Freeway
Access**18 miles**
to John Wayne
Airport**26 miles**
to Los Angeles
International Airport**Cameron Driscoll**License# 01224141
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cameron.driscoll@jll.com**Luke McDaniel**License# 01203625
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