

11804 WAKEMAN STREET

AVAILABLE FOR SALE / LEASE
Santa Fe Springs, CA



±58,425 SF RENOVATED FREESTANDING WAREHOUSE

PROPERTY HIGHLIGHTS

- » High-image, 58,425 SF Freestanding Industrial Building
- » Direct Access to I-5, I-605 & I-105 Freeways
- » Building features fully paved and secured yard and was recently renovated with new façade, lighting and HVAC
- » Building features heavy power (3,000 amps service)

-  ±58,425 SF Total Building Area
-  ±8,804 Square Feet of Office Space
-  3,000 amps of power
-  4 DH Loading Positions (8 possible)
5 GL Loading Doors
-  23-25' Clear Height
-  Recently Renovated

CASEY MUNGO

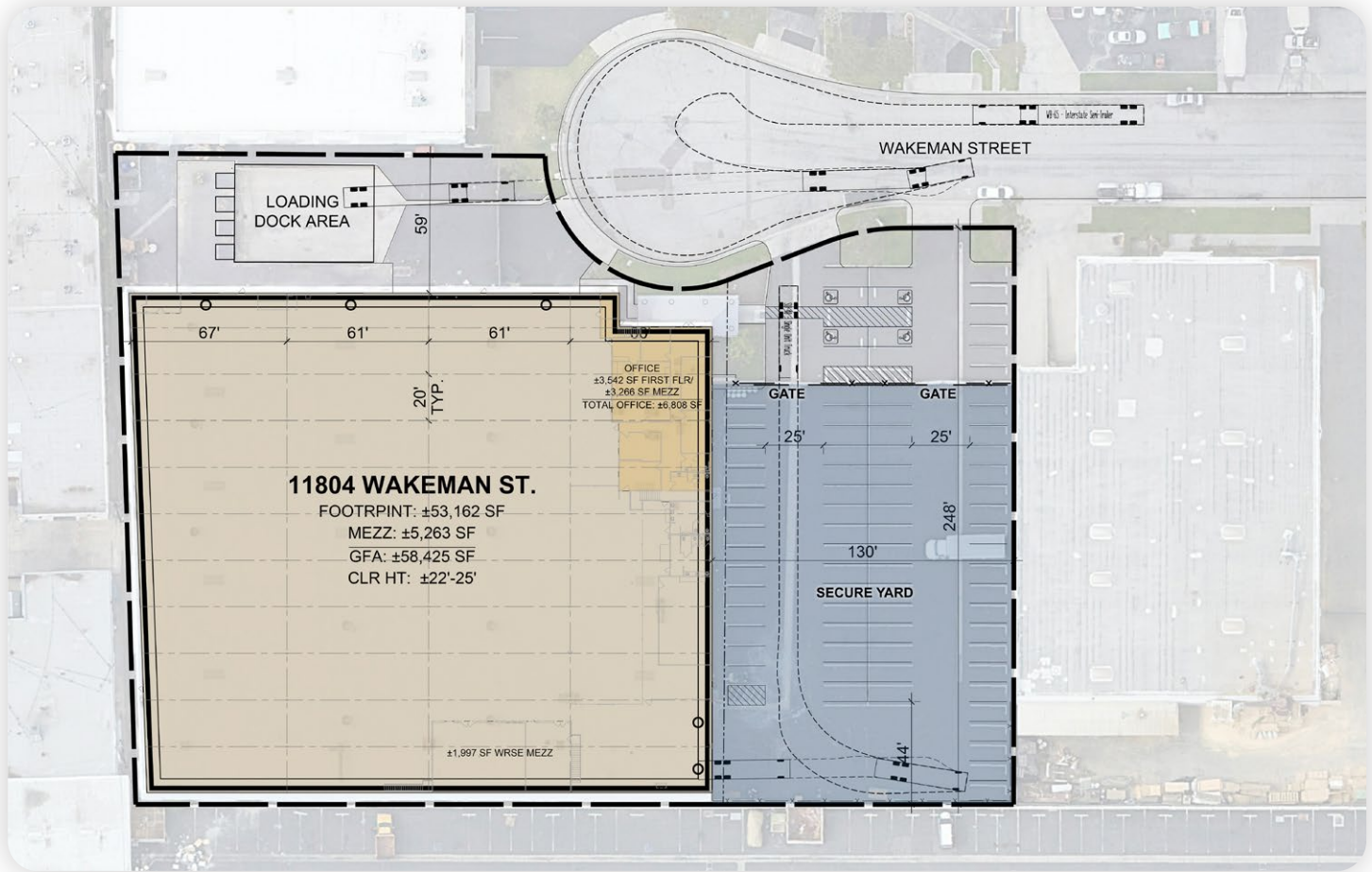
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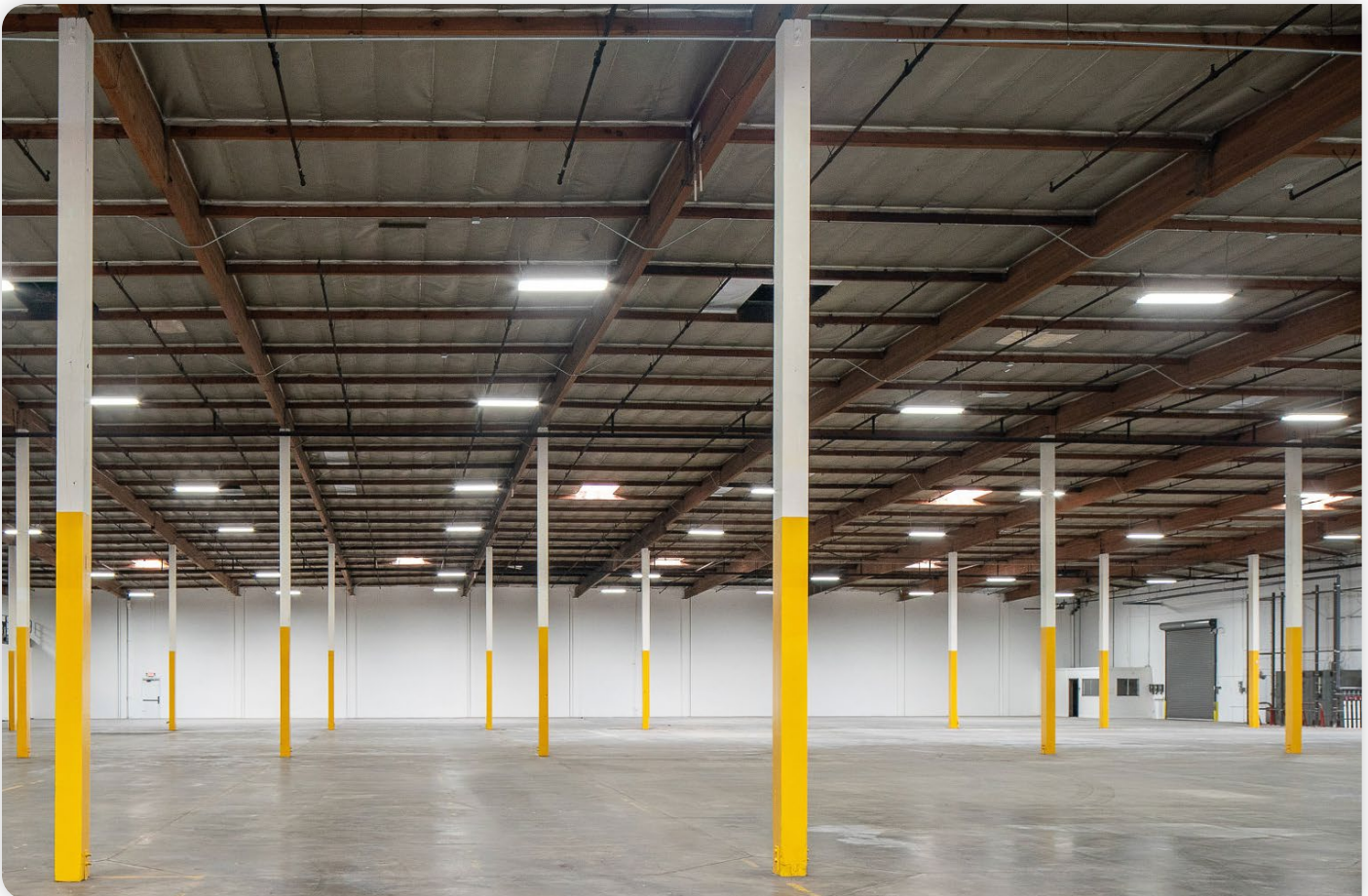
PROPERTY FEATURES



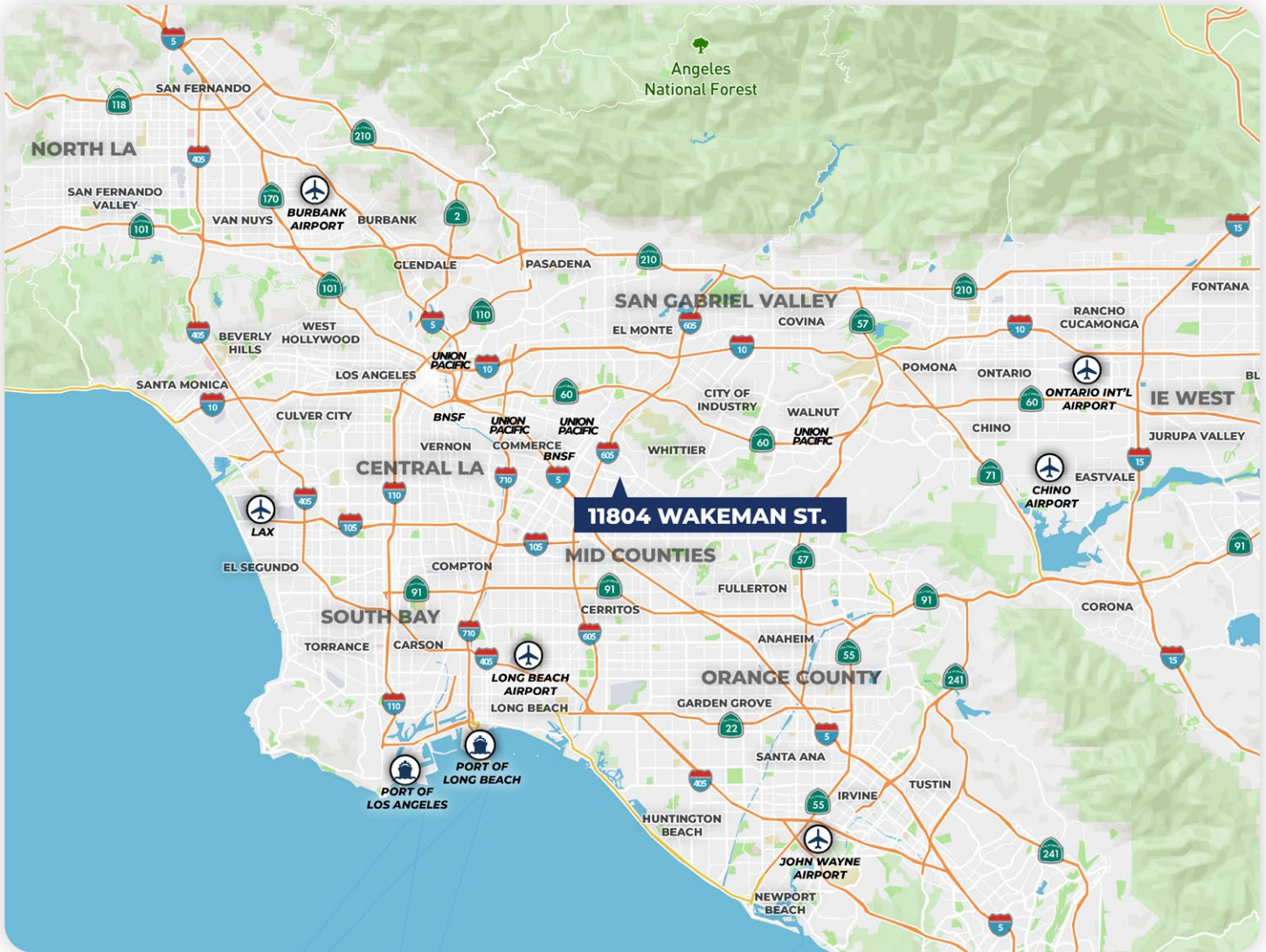
BUILDING SPECIFICATIONS

Building Size:	±58,425 Square Feet	Electrical Service:	Heavy Power 3000 amps, 277/480 V, 3 phase, 4W (to verify)
Land Area:	2.26 Acres	Dock High Doors:	4 Positions (expansion to 8 possible)
Office Space:	±8,804 SF Office Space	Grade Level Doors:	5
Clear Height:	23' to 25'	Sprinkler:	0.30 GPM over 2,500 SF
Parking:	82 Stalls	Recent Upgrades:	Extensive renovation completed including new façade, lighting, HVAC and paving
Yard:	Large newly paved / secured yard with two ingress / egress points		

BULIDING PHOTOS



LOCATION HIGHLIGHTS



TO LONG BEACH
AIRPORT (LGB)

15
MILES



TO JOHN WAYNE
AIRPORT (SNA)

27
MILES



TO LOS ANGELES
INT. AIRPORT (LAX)

24
MILES



TO ONTARIO INT'L
AIRPORT (ONT)

34
MILES



TO THE PORTS OF
LOS ANGELES AND
LONG BEACH

25
MILES

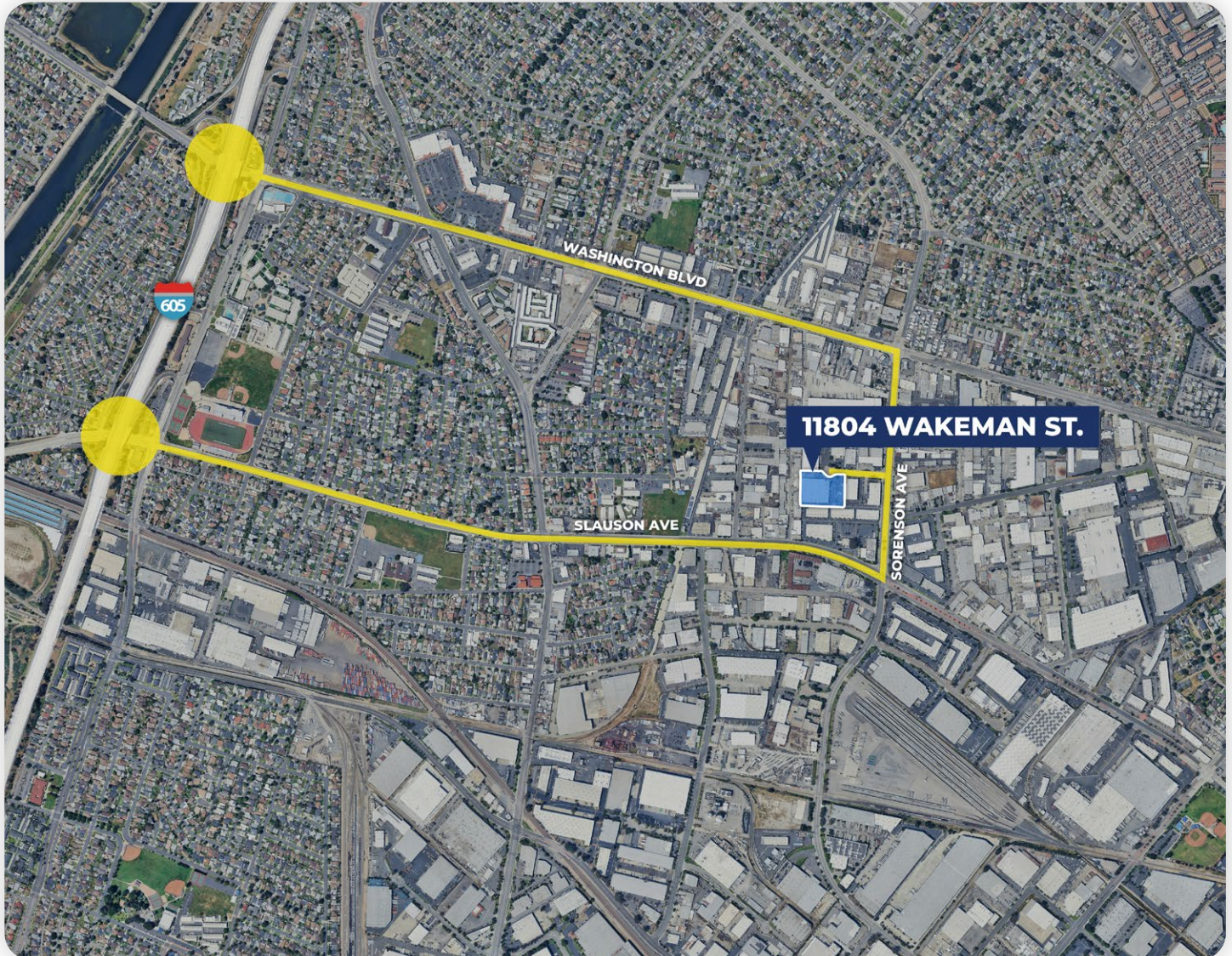
STRATEGIC LOCATION

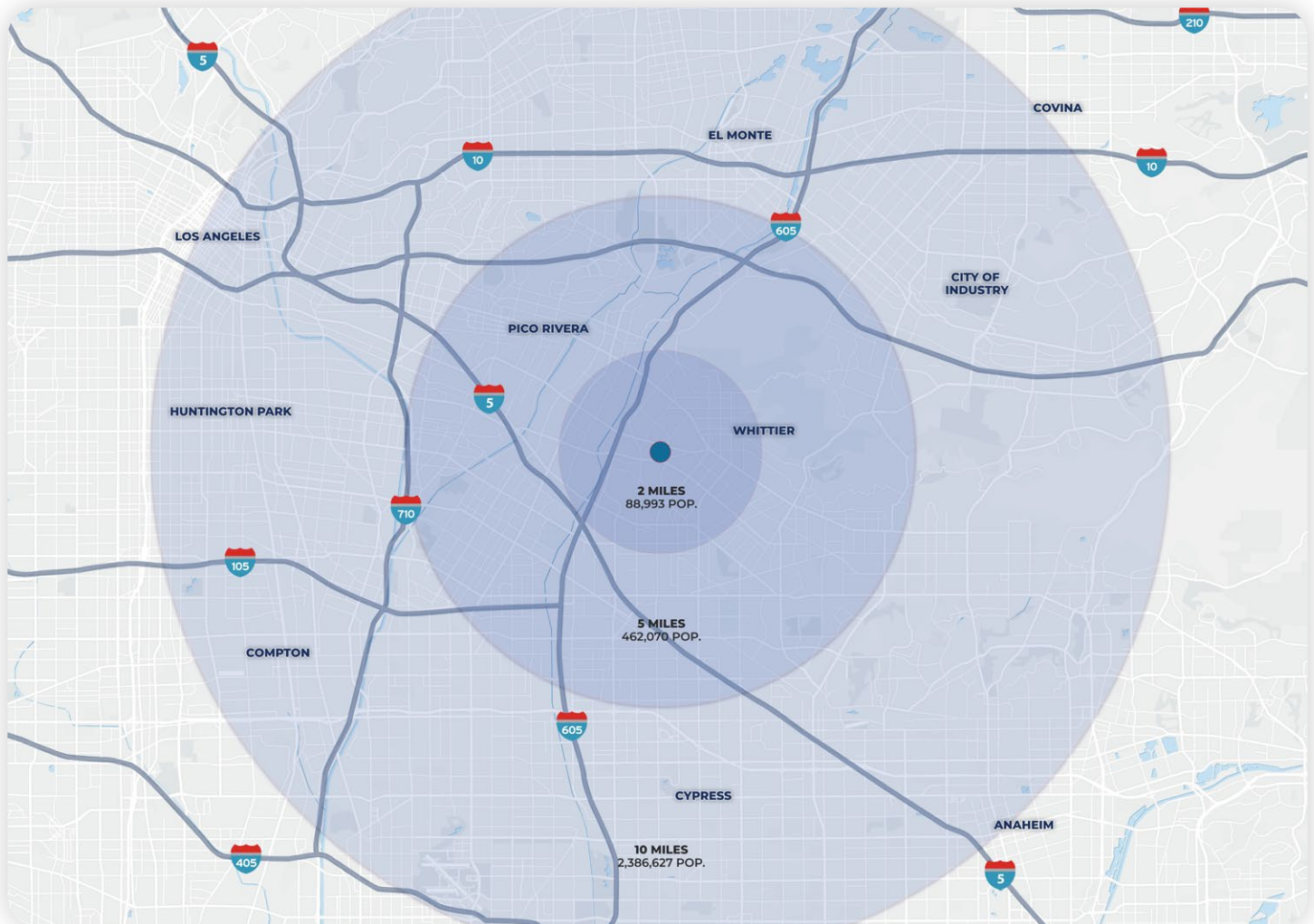
DIRECT FREEWAY ACCESS

The project features direct access to the I-605 freeway, and is minutes away from the I-5 freeway providing phenomenal access to major freeways, ports, airports and to the strong labor pool of Los Angeles and Inland Empire.

AREA AMENITIES

The project is located in the premier pocket of Santa Fe Springs, surrounded by blue-chip corporate neighbors with ample access to restaurants, retail, health facilities and entertainment.





	2 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Population	88,993	462,070	2,386,627
2025 Households	26,381	135,758	687,681
2025 Owner Occupied Homes	14,350	78,710	351,792
2025 Median Household Income	\$87,539	\$92,518	\$86,076
2025 Average Household Income	\$108,723	\$116,337	\$110,094
2025 Median Home Value	\$716,046	\$743,238	\$750,170
2025 Median Age	39.1	39.3	39.0
2025 Education Attainment (BA)	7,558	48,539	266,279
2025 Marital Status (Married)	12,308	67,591	342,347
2025 Employment (Civilian)	42,881	227,300	1,161,874

ABOUT THE OWNER



40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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