

Prologis Mid-Counties Distribution Center 44

16501-16509 Trojan Way | La Mirada, CA



INDUSTRIAL SPACE FOR LEASE

497,620 SF

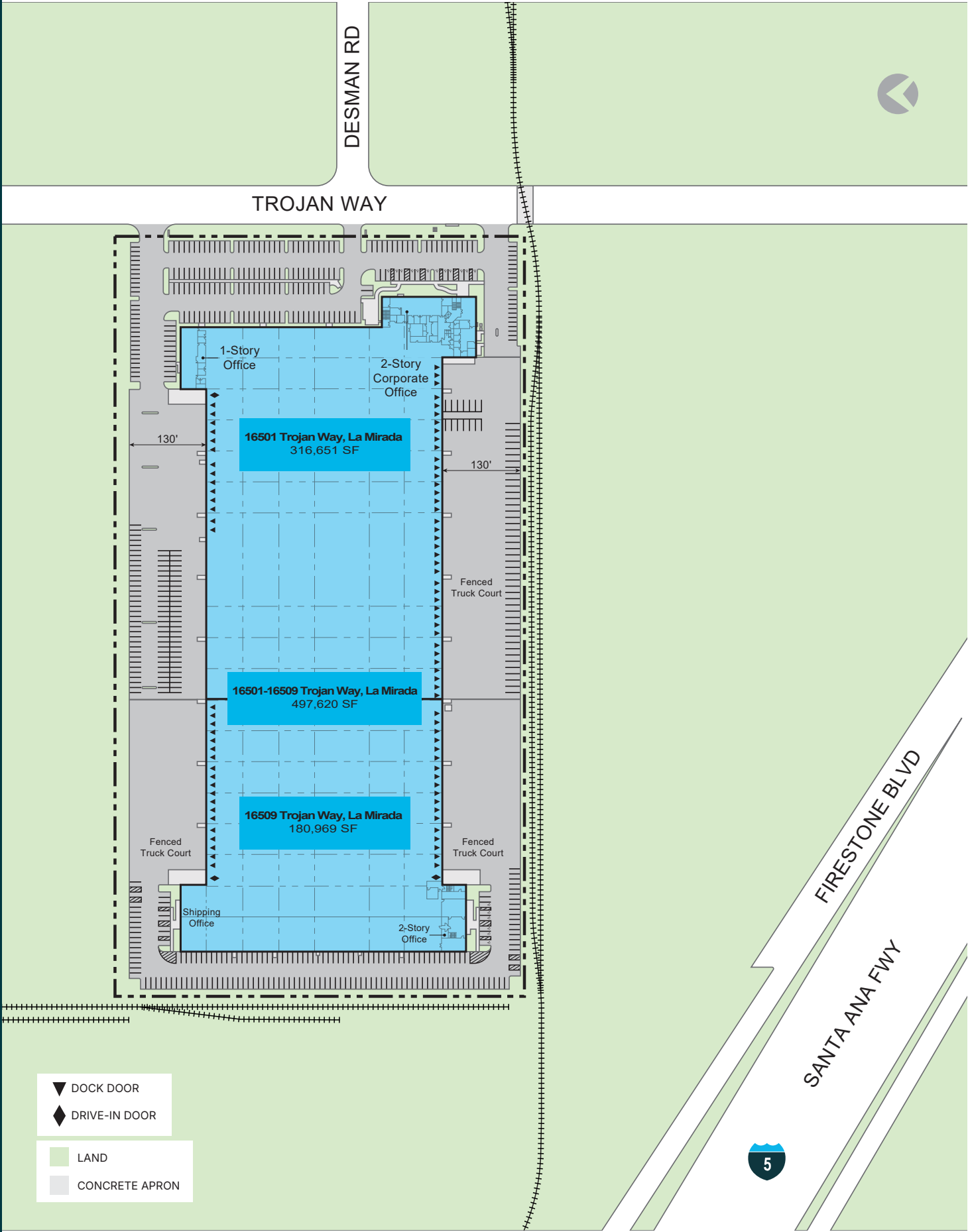
 **PROLOGIS®** **CBRE**

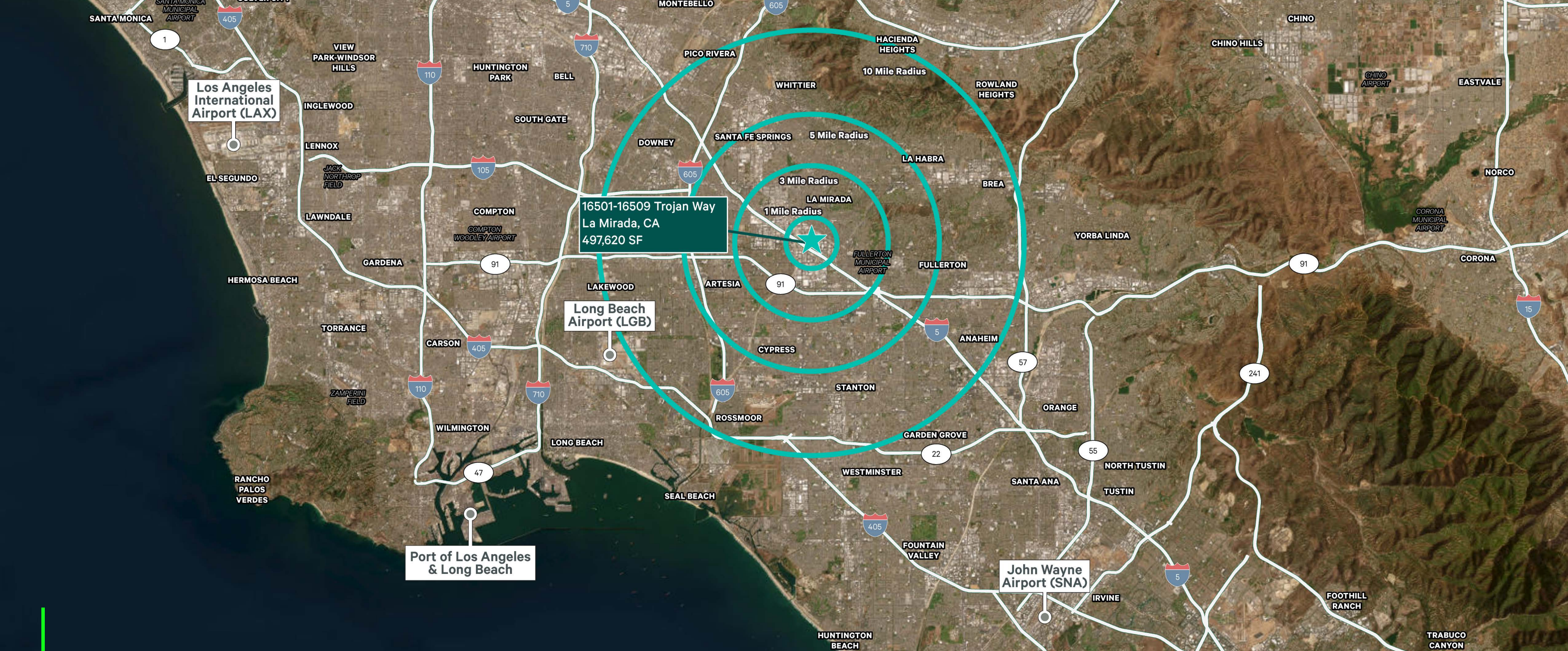
Your Future, Expertly Executed

Purpose Built for Powerful Results

Maximize throughput with this state-of-the-art, 32' clear, freestanding corporate headquarters fulfillment center, offering efficient truck circulation, designed for peak performance.

Building Area	497,620 SF
Office SF	80,865 SF / 16.3%
Clear Height	31'6" Minimum ceiling clearance under beam at wall 32' at first column 34' in middle
Dock High Loading Doors	89 (ability to add more dock high loading doors)
Drive-In Doors	3
Electrical Service	4,600 amp and 400 amp panels (277/480 3 Phase)
Sprinklers	ESFR
Lighting	LED Lighting
Fully Secured and Fenced	Yes
Truck Court	130'
Auto Parking	577





Mid-Counties Distribution Center 44 is centrally located on the border of Los Angeles and Orange County with immediate freeway access to Interstate 5, 91 Freeway, 605 and 710 Freeways. Its strategic location within Infill Southern California provides customers with the ability to reach over 17.5 million people within in a 60 mile radius.

 FREEWAYS

Interstate 5	1.14 mi
State Route 91	3.1 mi
Interstate 605	5.4 mi
Interstate 105	6.9 mi
Interstate 710	11.3 mi
Interstate 405	14.1 mi

 AIRPORTS

Long Beach Airport	20.49 mi
John Wayne Airport, OC	20.59 mi
LAX Int'l Airport	28.19 mi
Ontario Airport	39.83 mi

 INTERMODAL / PORTS

Ports of LA & LB	23 mi
------------------	-------

Premier Infill Southern California Fulfillment Center

Mid Counties Distribution Center 44 provides seamless access to West Coast logistics, rapid connectivity to Los Angeles and Long Beach Ports, air cargo, and the immense consumer base of Southern California.

POPULATION

±2,164,473	±4,740,575	±11,454,331
10 Miles	15 Miles	30 Miles

AVG HOUSEHOLD INCOME

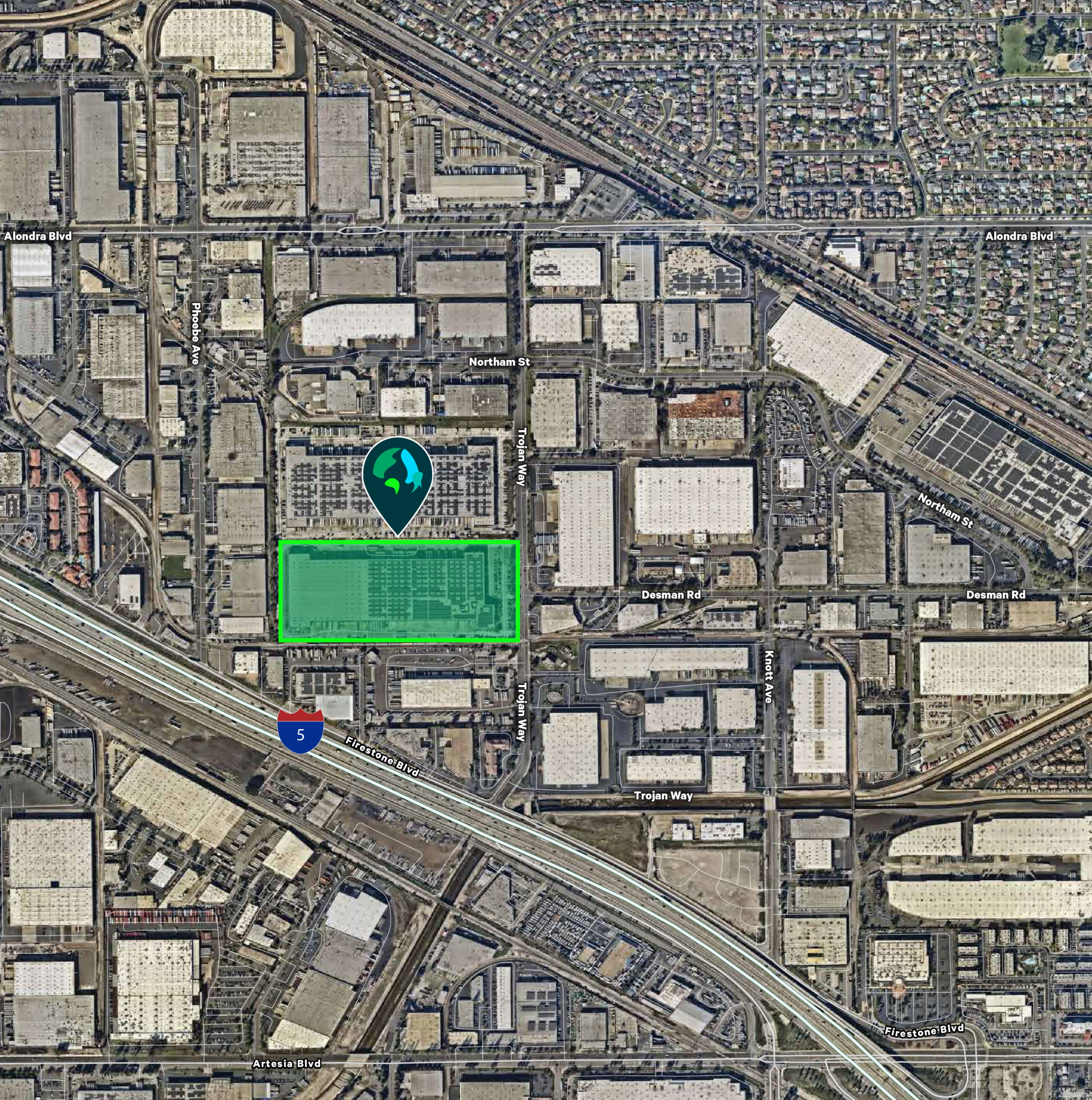
\$134,115	\$129,143	\$144,522
10 Miles	15 Miles	30 Miles

LABOR FORCE

1.1 Million	2.4 Million	5.8 Million
10 Miles	15 Miles	30 Miles

AMENITIES

Cerritos Towne Center Restaurants & Retail 4.3 Miles	Residence Inn La Mirada 0.9 Miles
--	---



Prologis Essentials

Keeping You Ahead of What's Next

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in / move out
- Materials handling equipment & storage
- Integrated project management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



Contacts:

Rick McGeagh
rick.mcgeagh@cbre.com
+1 310 619 4199
Lic. 00912627

Josh Bonwell
joshua.bonwell@cbre.com
+1 714 420 1717
Lic. 01324803

Ben Seybold
ben.seybold@cbre.com
+1 714 371 9233
Lic. 01081310

Sean Ward
sean.ward@cbre.com
+1 714 371 9222
Lic. 01415499

Prologis | Analise Guttman
aguttmann@prologis.com
+1 562 345 9239
prologis.com

 **PROLOGIS**[®]
CalDRE Lic# 01944561

CBRE
CalDRE Lic# 00409987