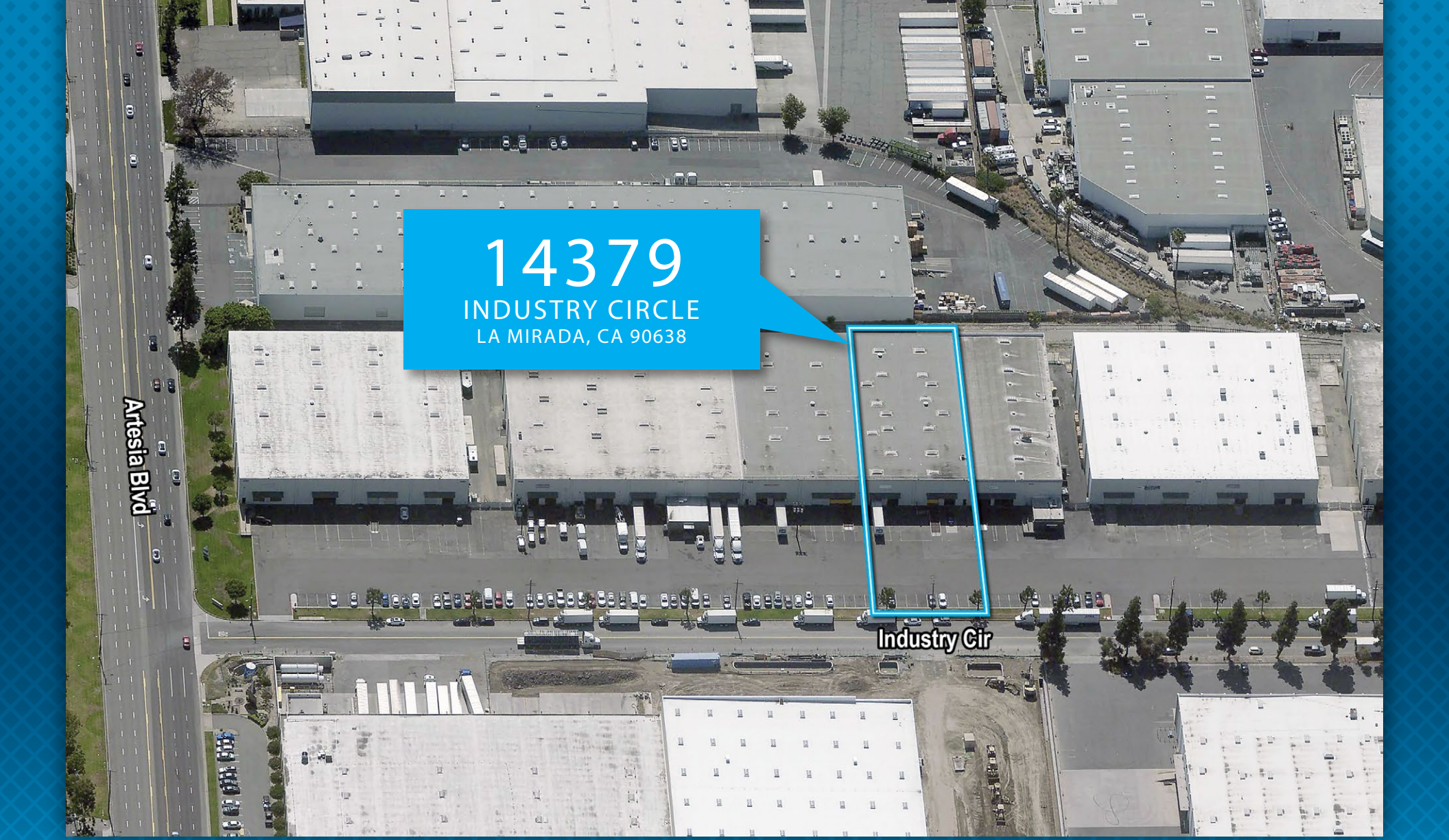




14379
INDUSTRY CIRCLE
LA MIRADA, CA 90638

Industry Cir

VOIT LA MIRADA DISTRIBUTION CENTER 19,967 SQ. FT. FOR LEASE

HAYDEN SOCCI, SIOR, CCIM

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Voit
REAL ESTATE SERVICES

PROPERTY FEATURES

EXCELLENT DISTRIBUTION SPACE



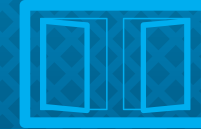
±19,967
Total Sq. Ft.



±1,234 Sq. Ft. of
Office Space



Extensive
Building Renovations



Skylights



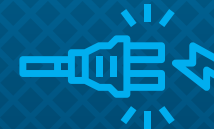
2 Dock High Doors
(expandable to 3)
1 Ground Level Door (ramp)



28' Warehouse
Clearance



Excellent
Distribution Space



200 Amps, 240 Volt,
3-Phase (verify)



ESFR Sprinkler
System



Rail Served
(Union Pacific)



Easy Access to
Major Freeways
(5, 91, 605)



Access to
Ports



Low Nets
(±\$0.23 PSF)

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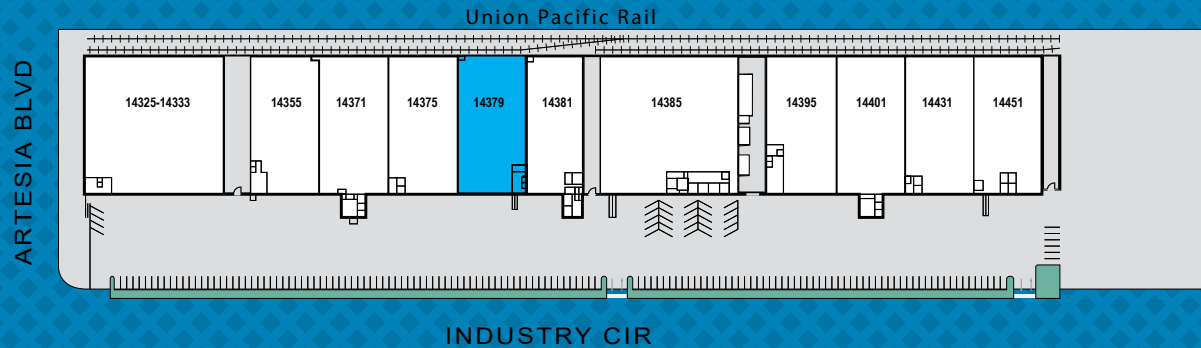
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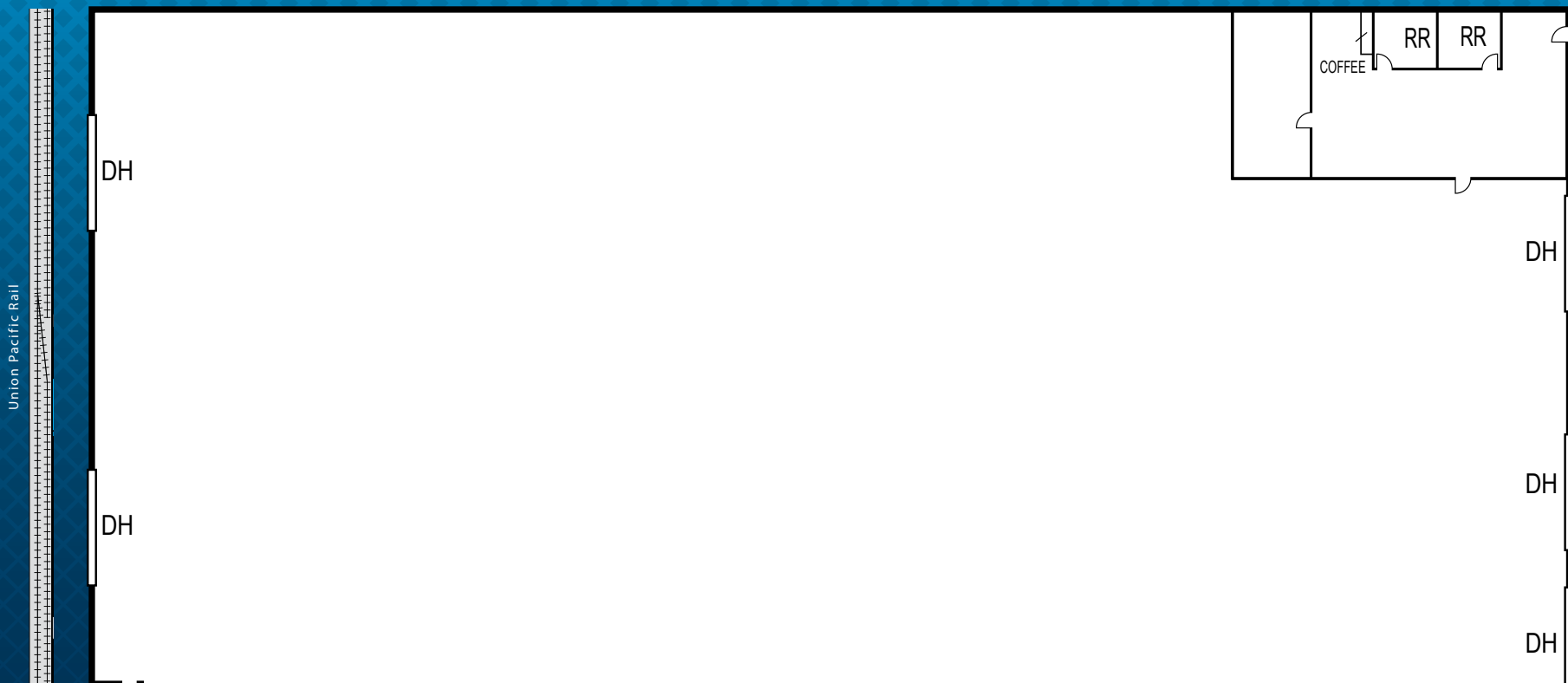
REAL ESTATE SERVICES

PROPERTY PLANS



SITE
PLAN

FLOOR PLAN



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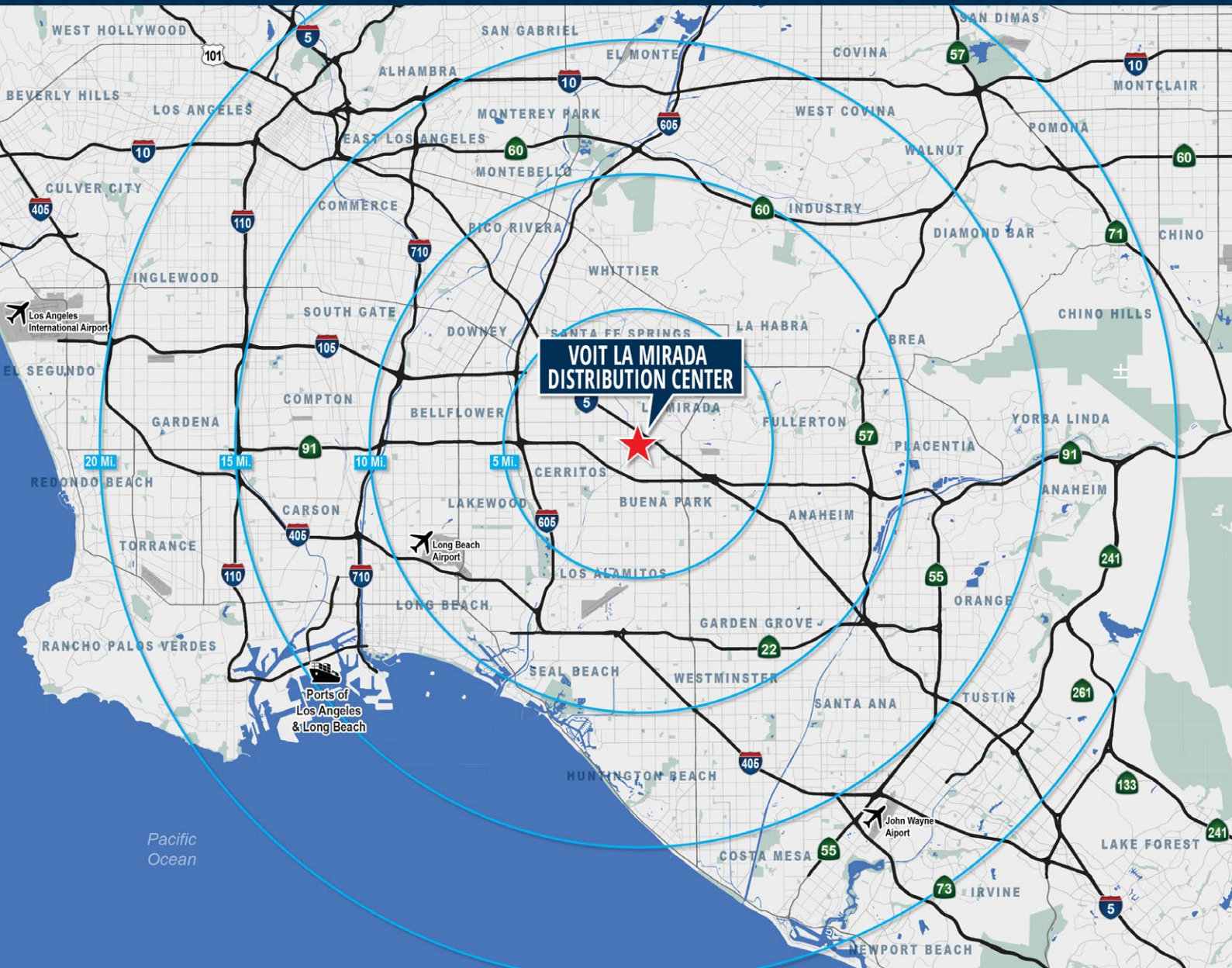
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SITE ACCESS



KEY DRIVE DISTANCES



±22.4 MILES
PORT OF LOS ANGELES

±21.0 MILES
PORT OF LONG BEACH



±27.2 MILES
LOS ANGELES
INTERNATIONAL AIRPORT

±11.0 MILES
LONG BEACH AIRPORT



±0.8 MILES
CA-5 FREEWAY

±1.7 MILES
CA-91 FREEWAY

±4.6 MILES
CA-605 FREEWAY

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