

FOR SALE

±307,839 SF

OUTSTANDING DISTRIBUTION/MANUFACTURING BUILDING

14400-14450 INDUSTRY CIRCLE | LA MIRADA, CA



PREMIER MID-COUNTIES LOCATION

MAJOR RENOVATIONS UNDERWAY

CONTACT INFORMATION:

RICK MCGEAGH

Executive Vice President
Lic. 00912627
+1 310 363 4878
rick.mcgeagh@cbre.com

JOSH BONWELL

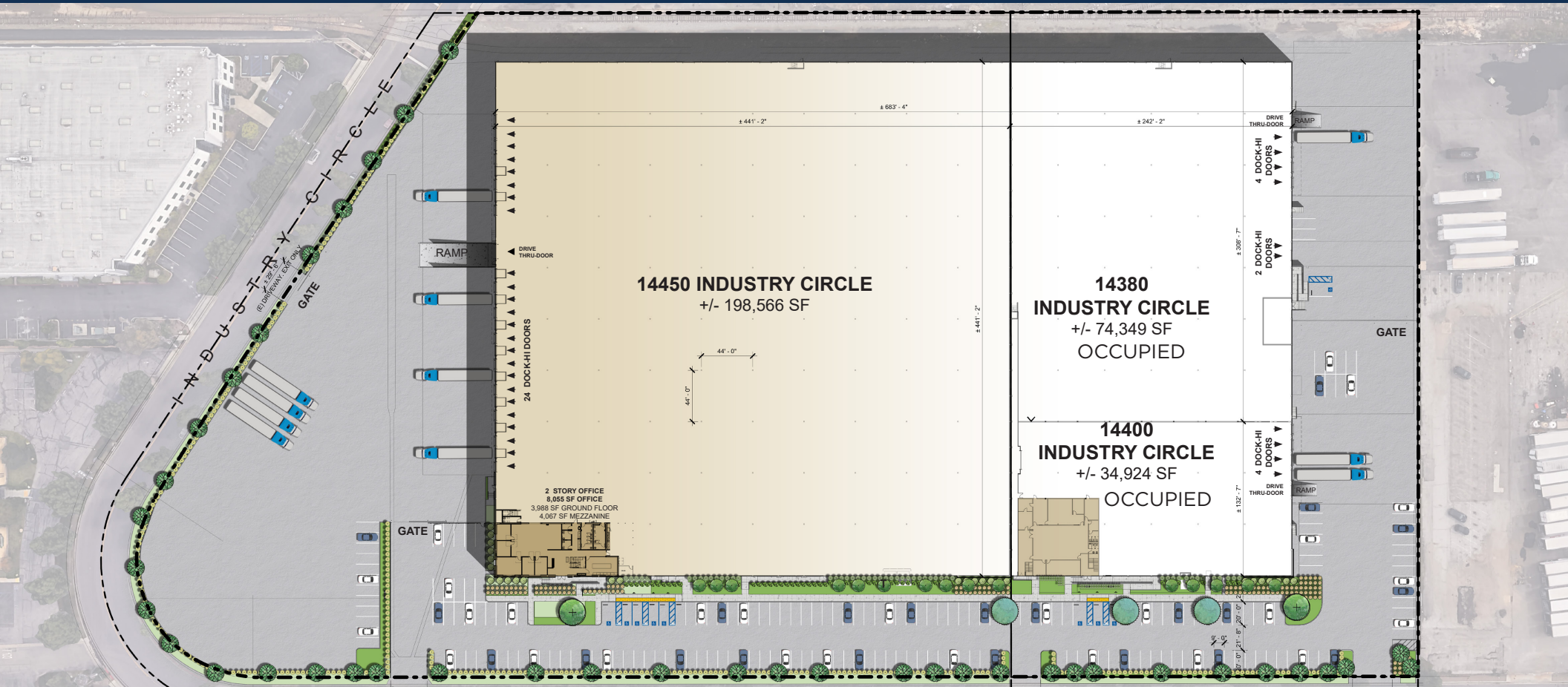
Senior Vice President
Lic. 01324803
+1 714 371 9207
josh.bonwell@cbre.com

TRENT PETERSON

First Vice President
Lic. 01986333
+1 714 371 9341
trent.peterson@cbre.com



BUILDING SITE PLAN



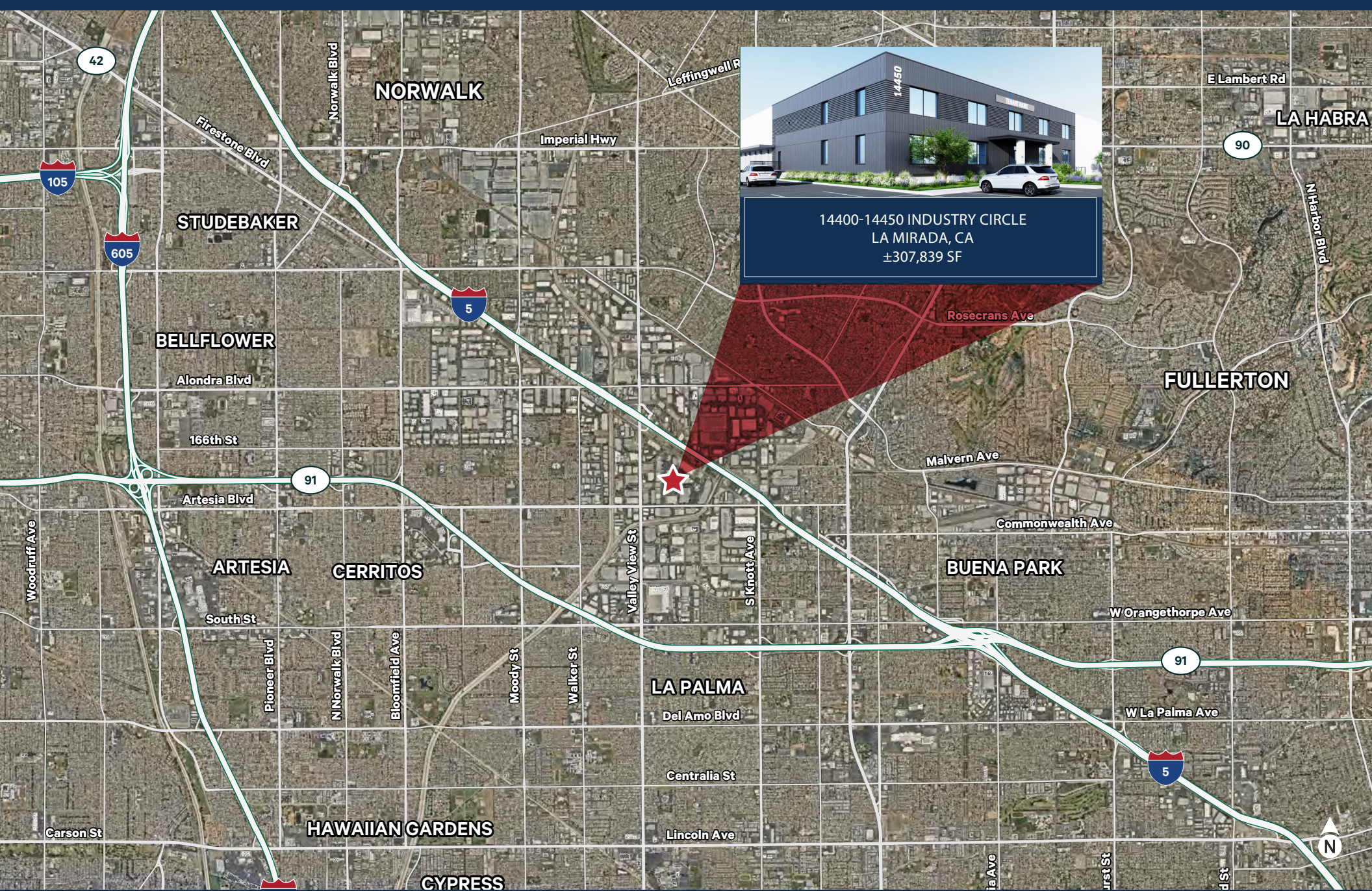
BUILDING FEATURES

- Total Building: ±307,839 Square Feet
- Office Area: ±8,000 Square Feet
- 24' - 28' Minimum Ceiling Clearance
- 34 Dock High Positions
- ±80,000 SF Fenced & Secured Yard Area (14450 Industry Circle)
- ±22,500 SF Fenced & Secured Yard Area (14380 Industry Circle)
- 3 Ground Level Ramps
- Up to 285' Truck Court (14450 Industry Circle)
- 3,000 Amp 277/480 Volt Power Panel (Lessee Verify)
- .60 GPM/3,000 SF Fire Sprinkler System
- 44' x 44' Typical Bay Spacing
- Energy Efficient Warehouse Lighting

LOCATION FEATURES

- Inside of the Golden Triangle of Freeways (I-5, 91, and 605)
- Close Proximity to Ports of Long Beach and Los Angeles
- ±17 Million Consumers in 60 Mile Radius
- Excellent Pool of Labor
- Close Proximity to Restaurants & Hotels

AREA MAP



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CBRE CBRE, INC.
Broker Lic. 00409987

③ INDUSTRIAL