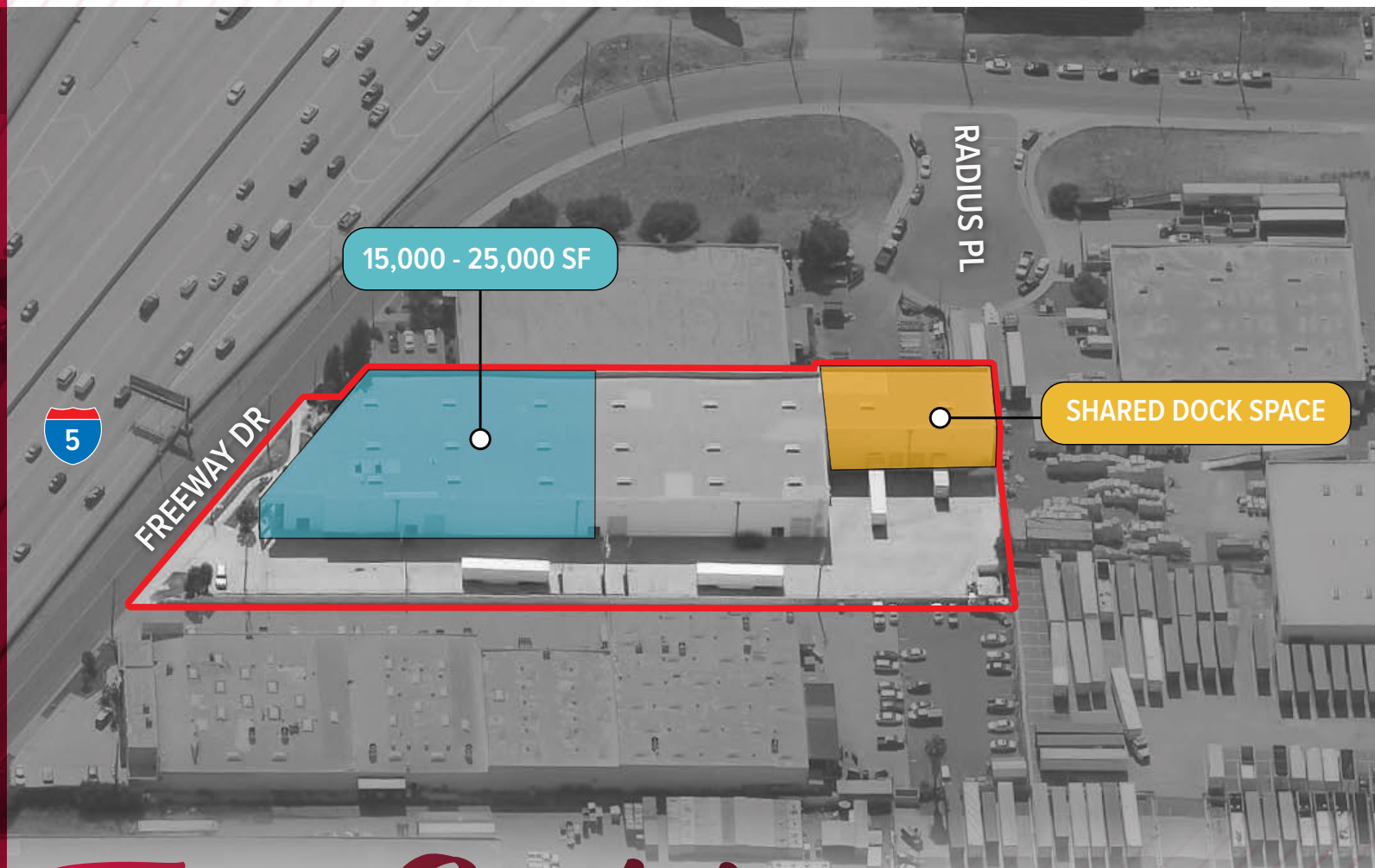


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FREEWAY DR

SANTA FE SPRINGS, CA 90670

OPPORTUNITY TO EXPAND

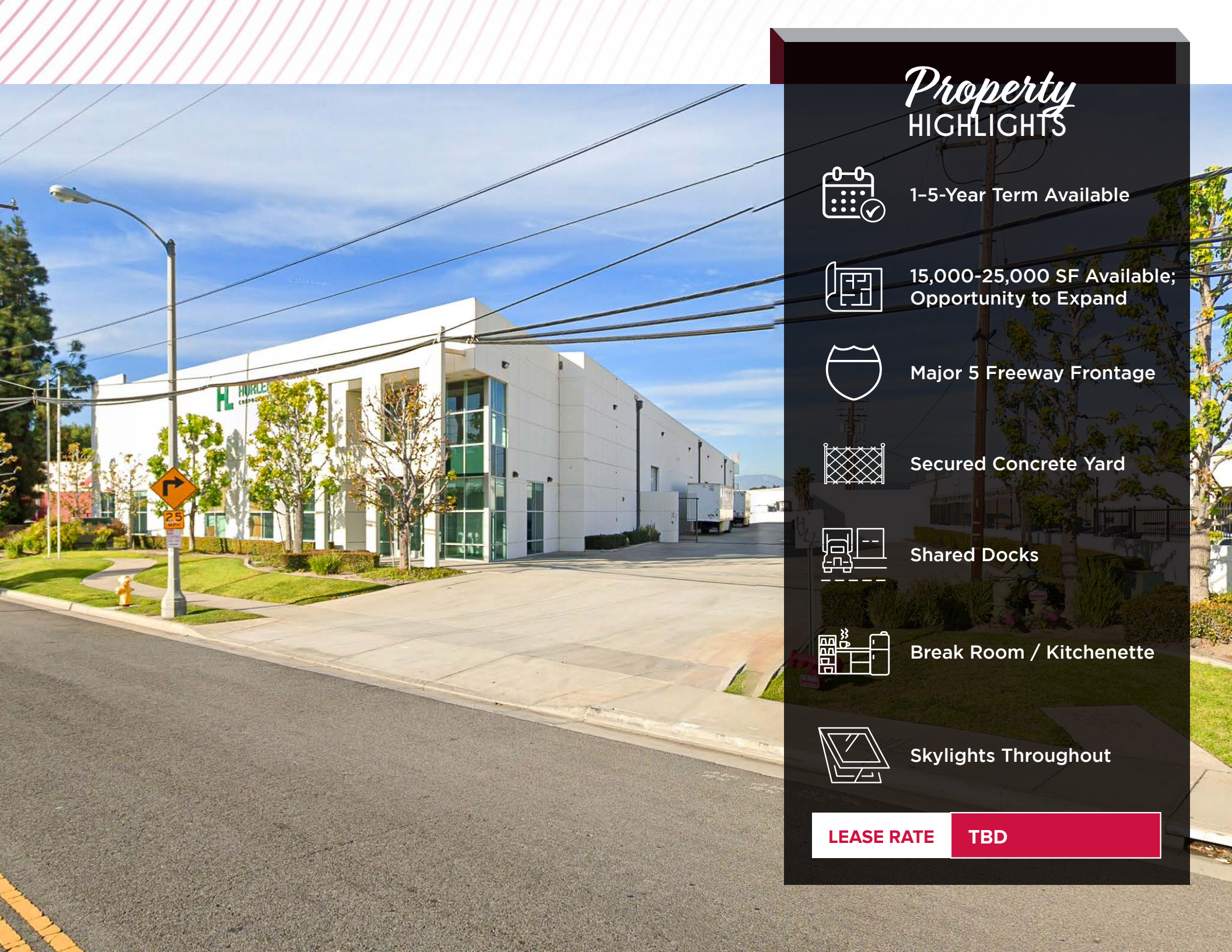


For Sublease

±15,000 SF - ±25,000 SF AVAILABLE

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Property HIGHLIGHTS



1-5-Year Term Available



15,000-25,000 SF Available;
Opportunity to Expand



Major 5 Freeway Frontage



Secured Concrete Yard



Shared Docks



Break Room / Kitchenette



Skylights Throughout

LEASE RATE

TBD

13539

**FREEWAY
DR**

BUILDING SIZE

±42,500 SF

LAND SIZE

±80,324 SF / ±1.84 Ac

PARCEL NO

8069-016-006

USE

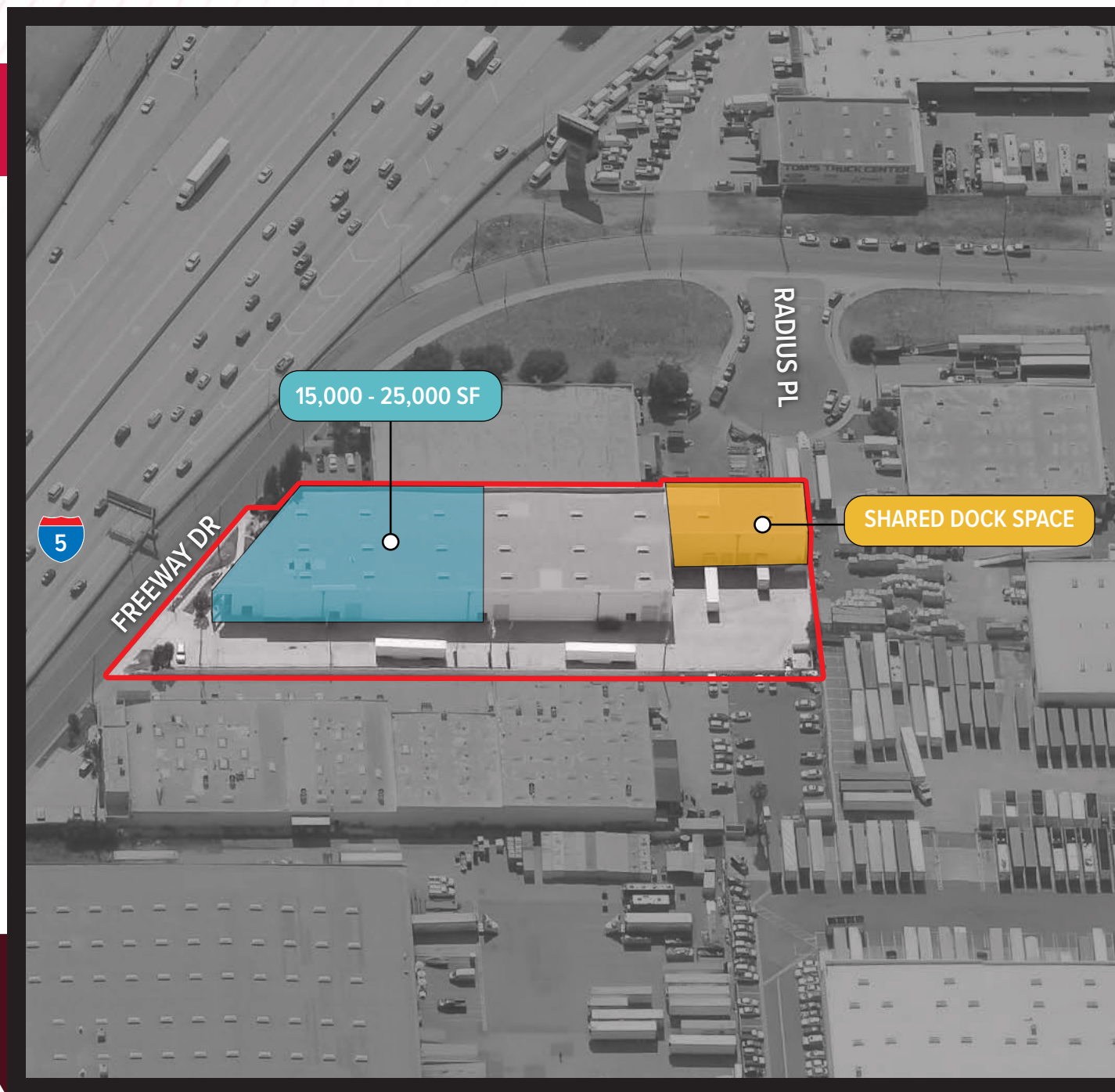
Warehouse/Distribution

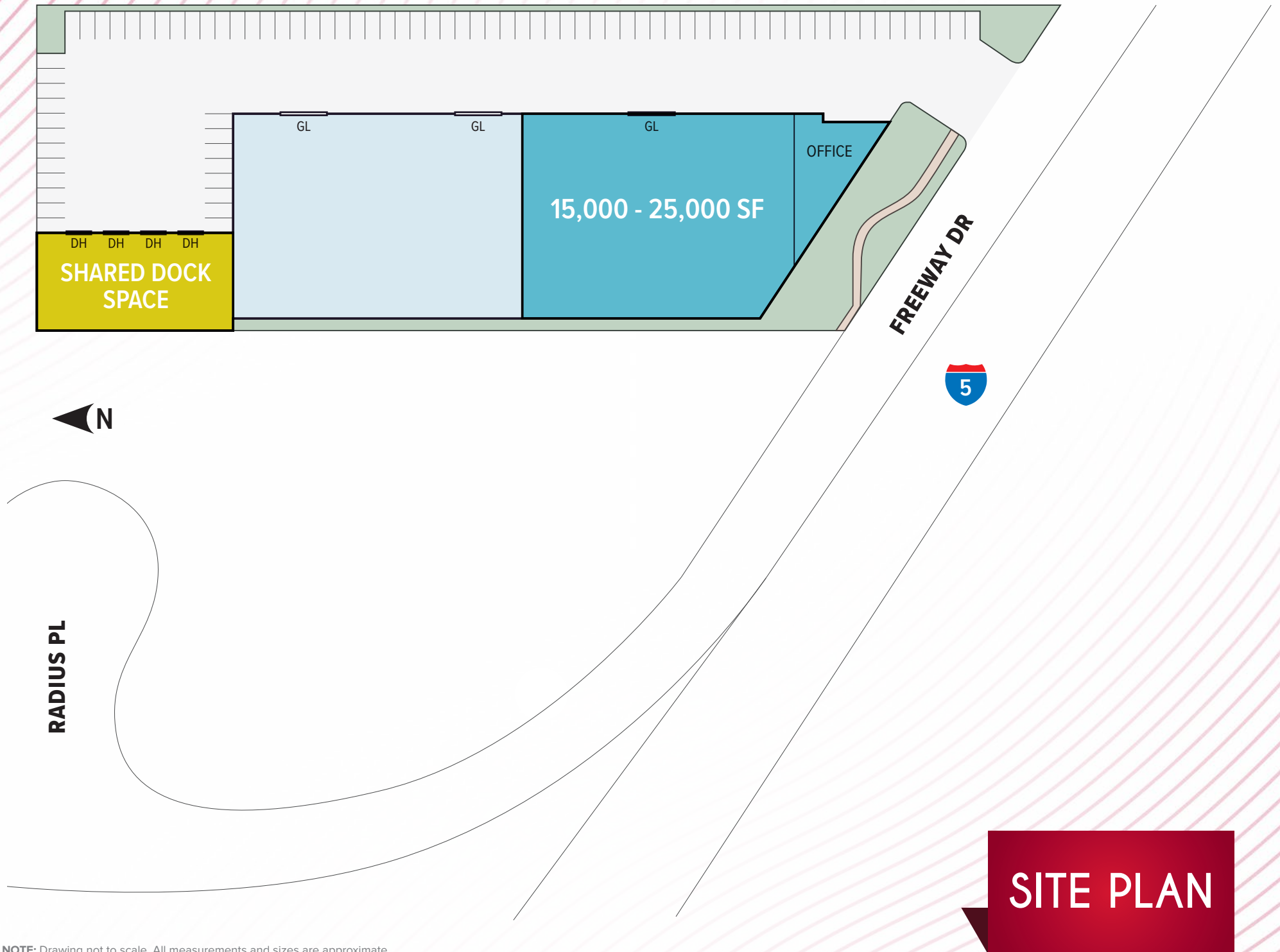
ZONING

M2

YEAR BUILT

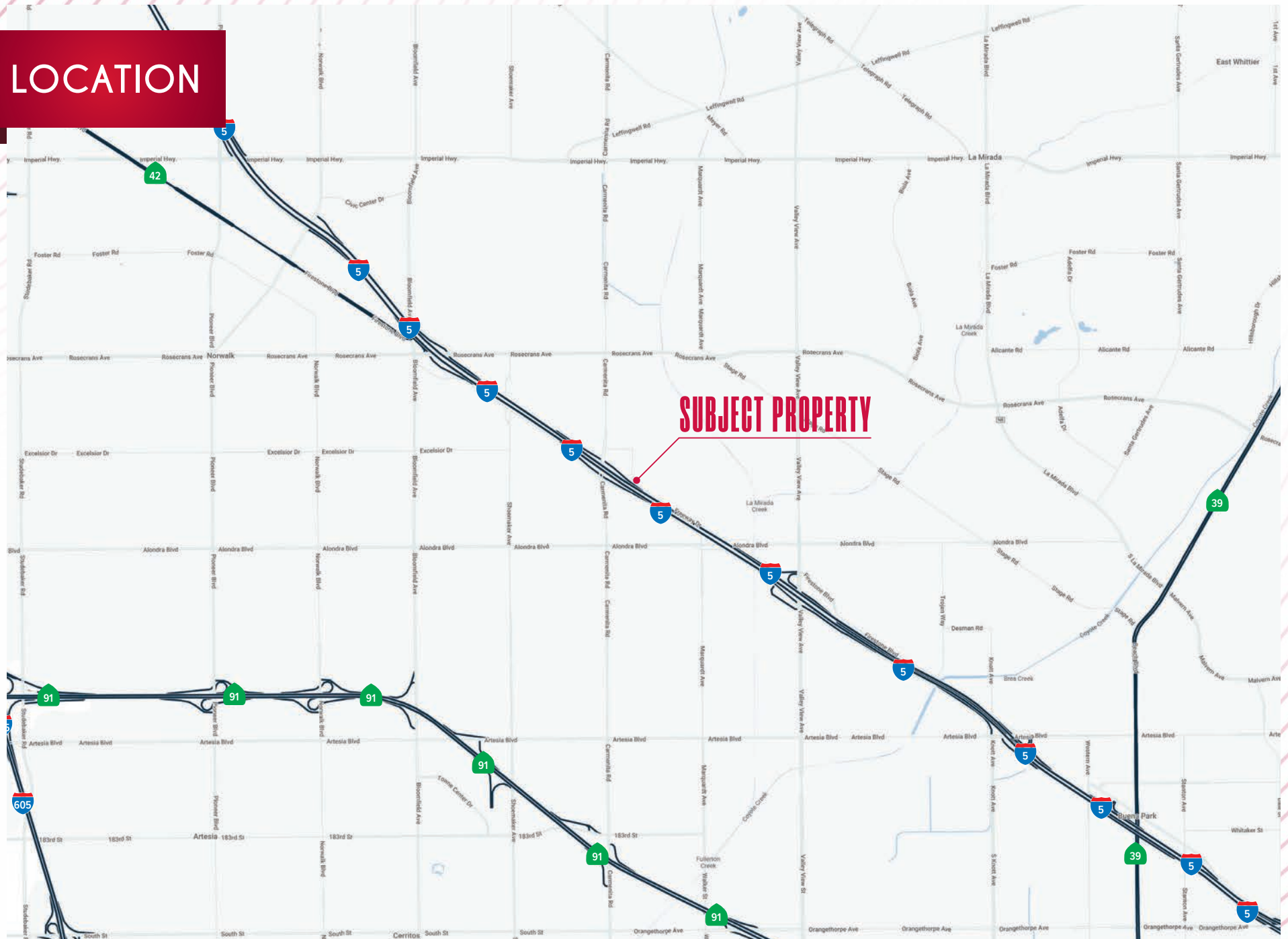
2005





NOTE: Drawing not to scale. All measurements and sizes are approximate.

LOCATION



CENTRAL LOS ANGELES

Base: 246,929,410 SF
Overall Vacancy Rate: 6.2%
Overall Availability Rate: 7.3%
Direct Asking Rate: \$1.27 PSF
Overall Asking Rate: \$1.27 PSF
Average Asking Sale Price/SF: \$300.00

SAN GABRIEL VALLEY

Base: 178,244,545 SF
Overall Vacancy Rate: 5.4%
Overall Availability Rate: 6.5%
Direct Asking Rate: \$1.41 PSF
Overall Asking Rate: \$1.37 PSF
Average Asking Sale Price/SF: \$301.00

Rancho Cucamonga

\$682

Fontana

\$713

Rialto

\$728

SAN BERNARDINO COUNTY

San Bernardino

\$774

Bloomington

\$727

Ontario

\$640

INLAND EMPIRE WEST

Base: 373,762,044 SF
Overall Vacancy Rate: 8.0%
Overall Availability Rate: 11.6%
Direct Asking Rate: \$1.06 PSF
Overall Asking Rate: \$1.05 PSF
Average Asking Sale Price/SF: \$285.00

Riverside

\$722

Moreno Valley

\$812

INLAND EMPIRE EAST

Base: 321,891,249 SF
Overall Vacancy Rate: 9.4%
Overall Availability Rate: 12.3%
Direct Asking Rate: \$0.92 PSF
Overall Asking Rate: \$0.90 PSF
Average Asking Sale Price/SF: \$244.00

SOUTH BAY

Base: 196,246,473 SF
Overall Vacancy Rate: 7.2%
Overall Availability Rate: 8.3%
Direct Asking Rate: \$1.47 PSF
Overall Asking Rate: \$1.44 PSF
Average Asking Sale Price/SF: \$320.00

Gardena

\$447

Carson

\$421

Santa Fe Springs

\$527

La Mirada

\$503

ORANGE COUNTY

Base: 235,278,987 SF
Overall Vacancy Rate: 6.9%
Overall Availability Rate: 9.0%
Direct Asking Rate: \$1.45 PSF
Overall Asking Rate: \$1.38 PSF
Average Asking Sale Price/SF: \$340.00

Irvine

\$573

RIVERSIDE COUNTY

LOS ANGELES COUNTY

Commerce

\$479

Vernon

\$513

MID COUNTIES

Base: 115,189,350 SF
Overall Vacancy Rate: 7.5%
Overall Availability Rate: 11.4%
Direct Asking Rate: \$1.31 PSF
Overall Asking Rate: \$1.23 PSF
Average Asking Sale Price/SF: \$303.00

City of Industry

\$651

Chino

\$608

Corona

\$651

ORANGE COUNTY

Q2 2026 LA BASIN MARKET
SUMMARY & DRAYAGE MAP

PREPARED BY:

LAC-I Research

Lejo Mammen - Director of Research

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LEE-ASSOCIATES.COM

Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey of industrial properties 5,000 SF+

5 Miles	10 Miles	15 Miles	20 Miles
581,023	2,226,653	5,006,015	8,115,848



5 Miles	10 Miles	15 Miles	20 Miles
\$131,782	\$125,093	\$119,462	\$124,945



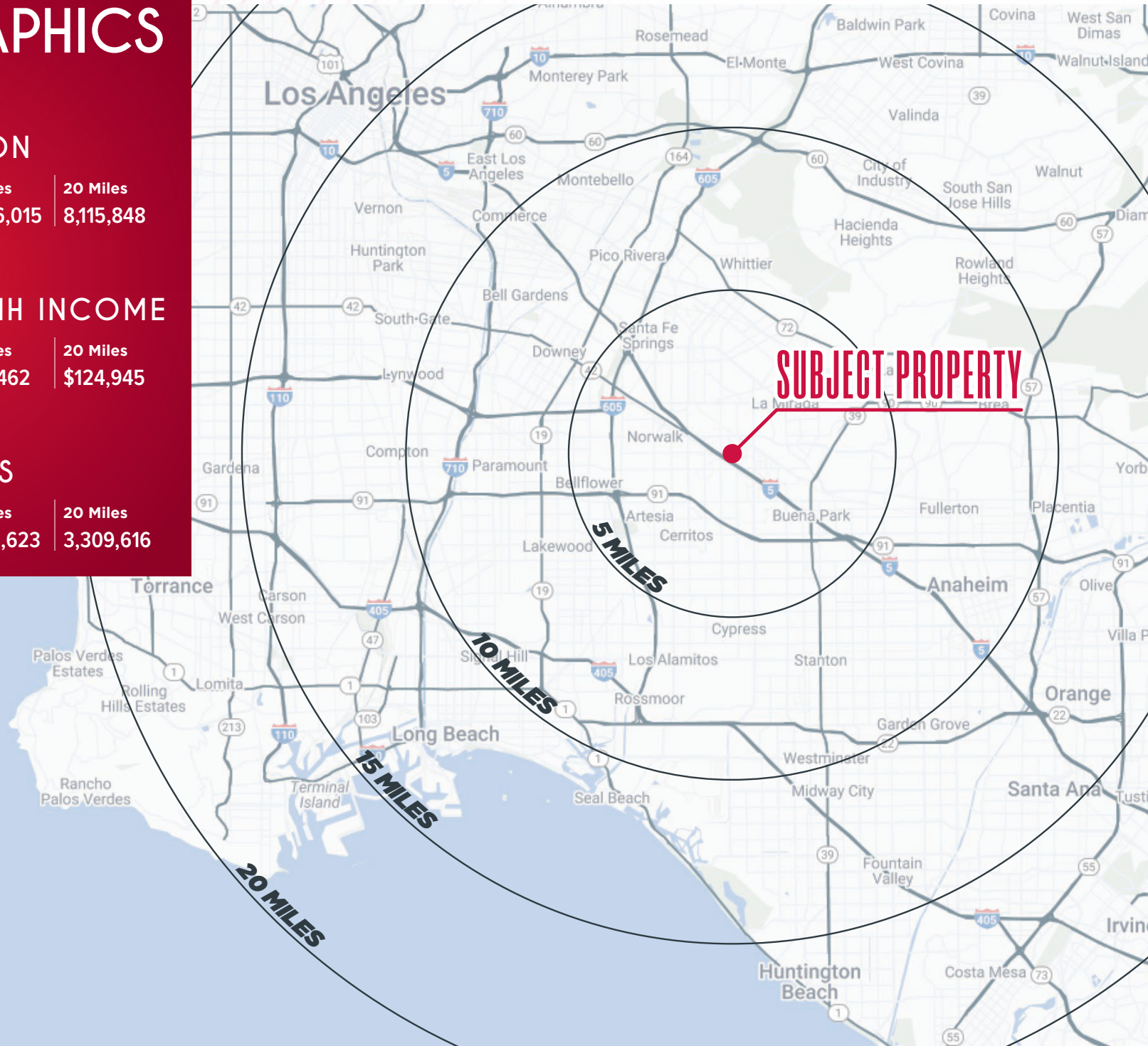
5 Miles	10 Miles	15 Miles	20 Miles
227,983	819,865	1,882,623	3,309,616

KOREATOWN: 21 MILES

WEST HOLLYWOOD: 25 MILES

LAX: 24 MILES

LA & LB PORTS: 22 MILES



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