

FOR SALE OR LEASE

±292,303 SF INDUSTRIAL BUILDING ON ±13.49 AC



WHITTIER BOULEVARD BUSINESS CENTER
12352 Whittier Blvd, Whittier, CA

State-of-the-Art, Class A Industrial Development | Divisible to 89,248 SF and 203,055 SF



Project Features

CBRE is pleased to announce an excellent, state-of-the-art design and construction development opportunity by Western RealCo. The $\pm 292,303$ SF class "A" industrial building, situated on ± 13.49 AC in Whittier, CA, can accommodate a variety of specialized uses and occupancy. Whittier Boulevard Business Center is ideal for Corporate Headquarters, Advanced Manufacturing, Food & Beverage, Temp Controlled Storage, Bio-Tech and Life Sciences, Research & Development, and Ancillary Warehouse Uses.

12352 WHITTIER BLVD IS NOW COMPLETE AND READY TO OCCUPY!



Building Size

$\pm 292,303$ SF State-of-the-Art Class A Industrial Building
Divisible to 89,248 SF & 203,055 SF



Sprinklers

ESFR Fire Sprinkler System
K-25 Heads at 40 PSI



Office Space

$\pm 6,756$ SF Two-Story Office
• 1st Floor: $\pm 3,412$ SF
• 2nd Floor: $\pm 3,344$ SF



Parking

417 Total Parking Stalls
(1.4:1,000 SF Ratio)



Warehouse Clearance

36' Warehouse Clearance
(at first column)



Truck Court

$\pm 143'$ Truck Court



Dock-High Loading

Twenty-Four (24) Dock-High Doors



Power

4,000 Amps
277/480 Volt Power Supply



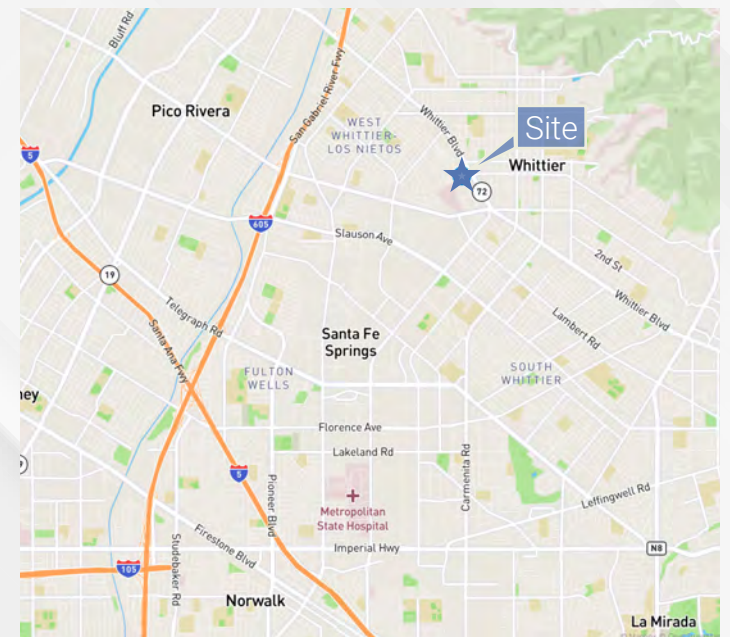
Grade-Level Loading

Two (2) Grade-Level Doors



Access

Close Proximity to 57 Freeway & Imperial Highway





Site Plan

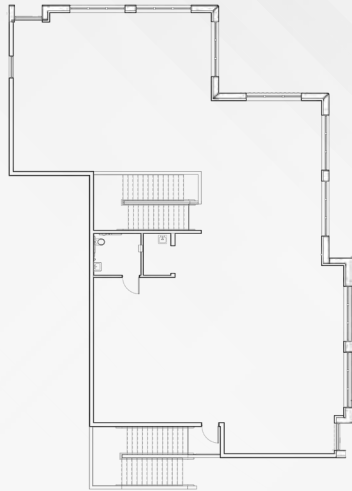
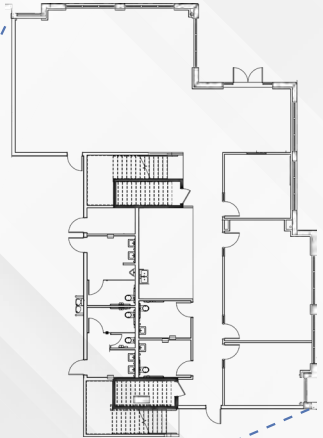
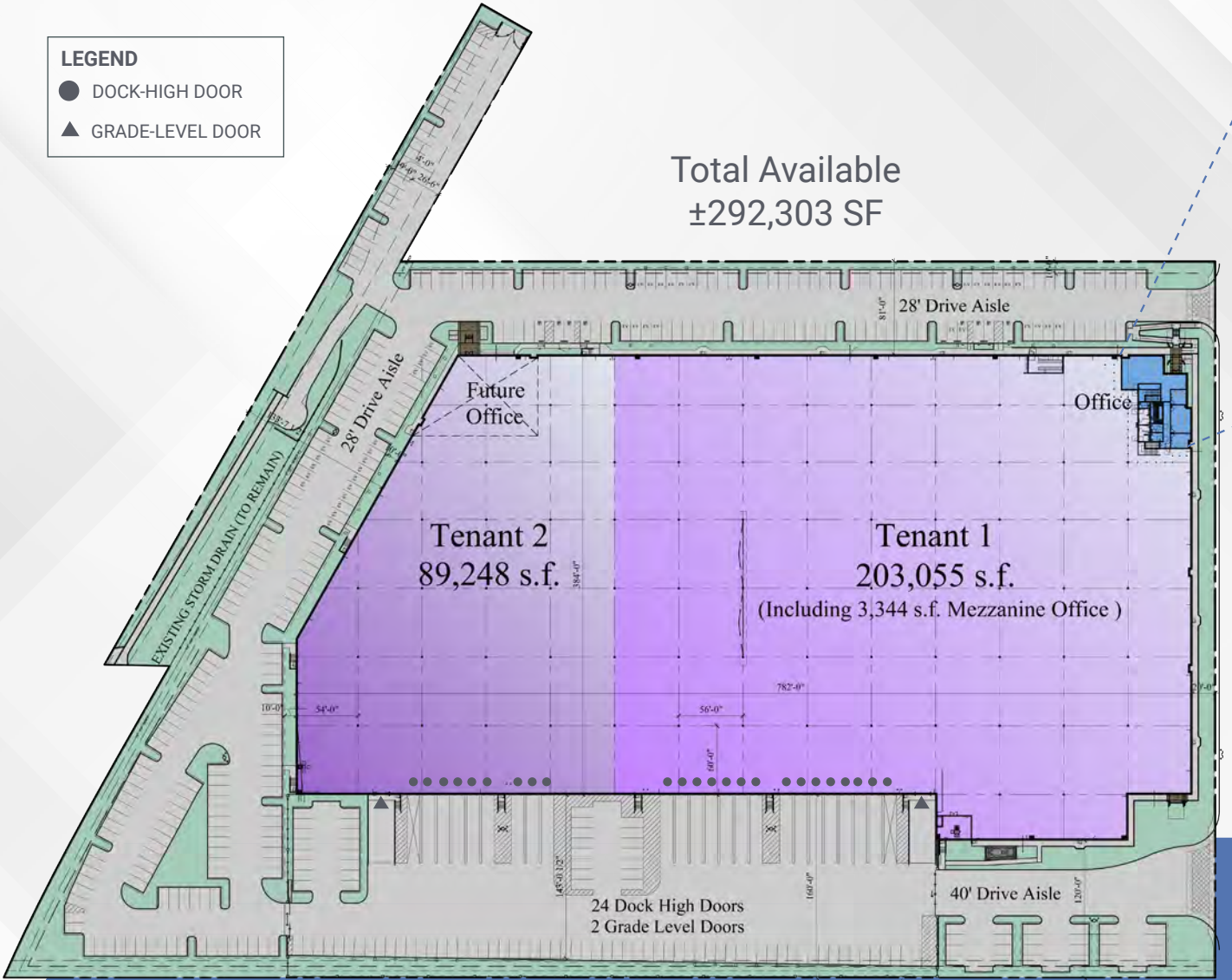
LEGEND

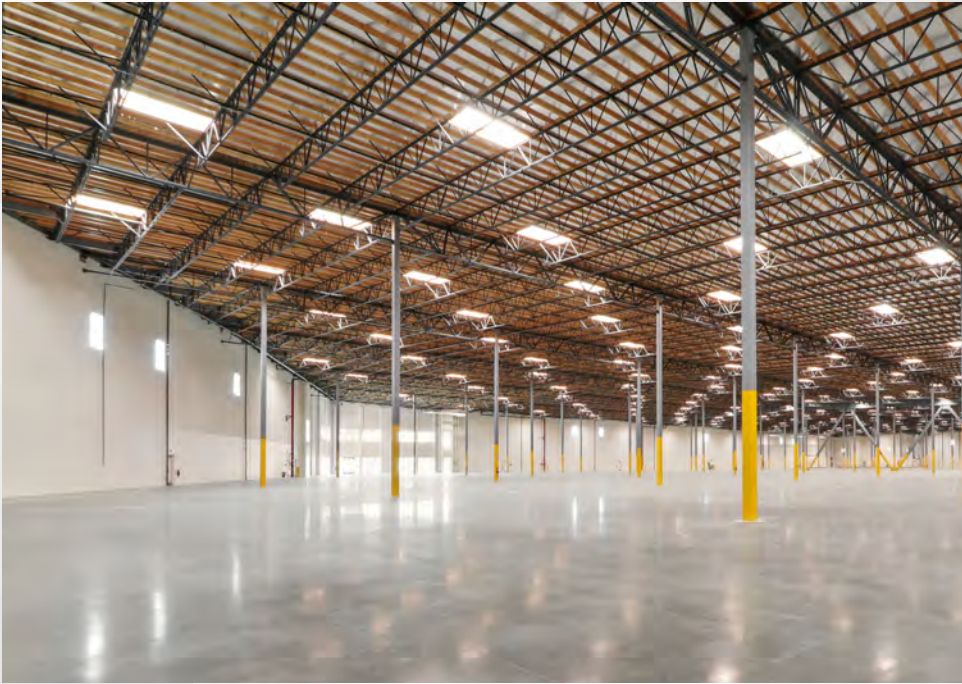
- DOCK-HIGH DOOR
- ▲ GRADE-LEVEL DOOR

1st Floor Office

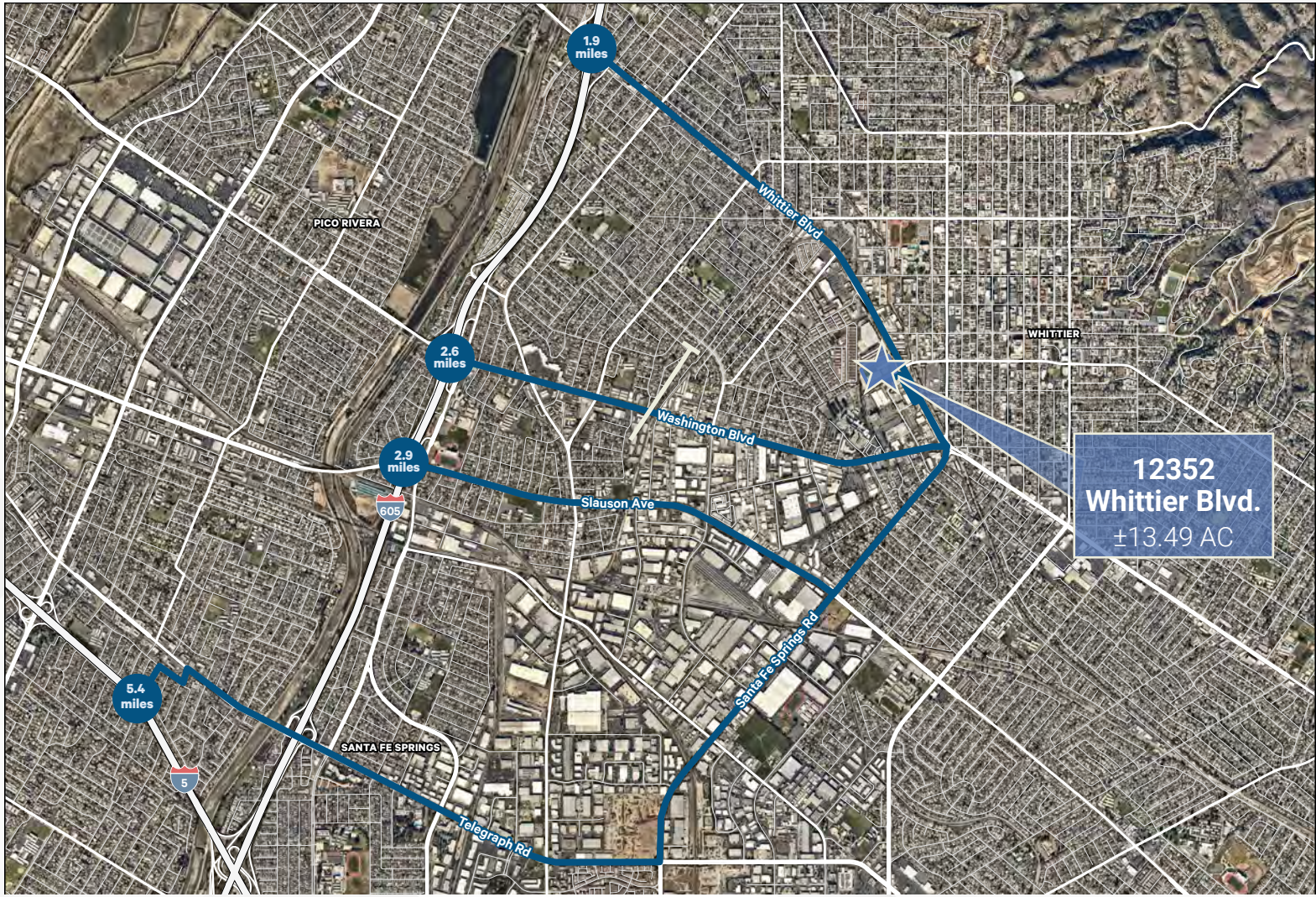
Total Available
±292,303 SF

2nd Floor Office





Transportation Map



IDEAL HEADQUARTERS
LOCATION

AVAILABLE FOR CUSTOM
BUILD-TO-SUIT



Can Accommodate
Specialized Uses &
Occupancy



Food / Beverage



Temp Controlled
Storage

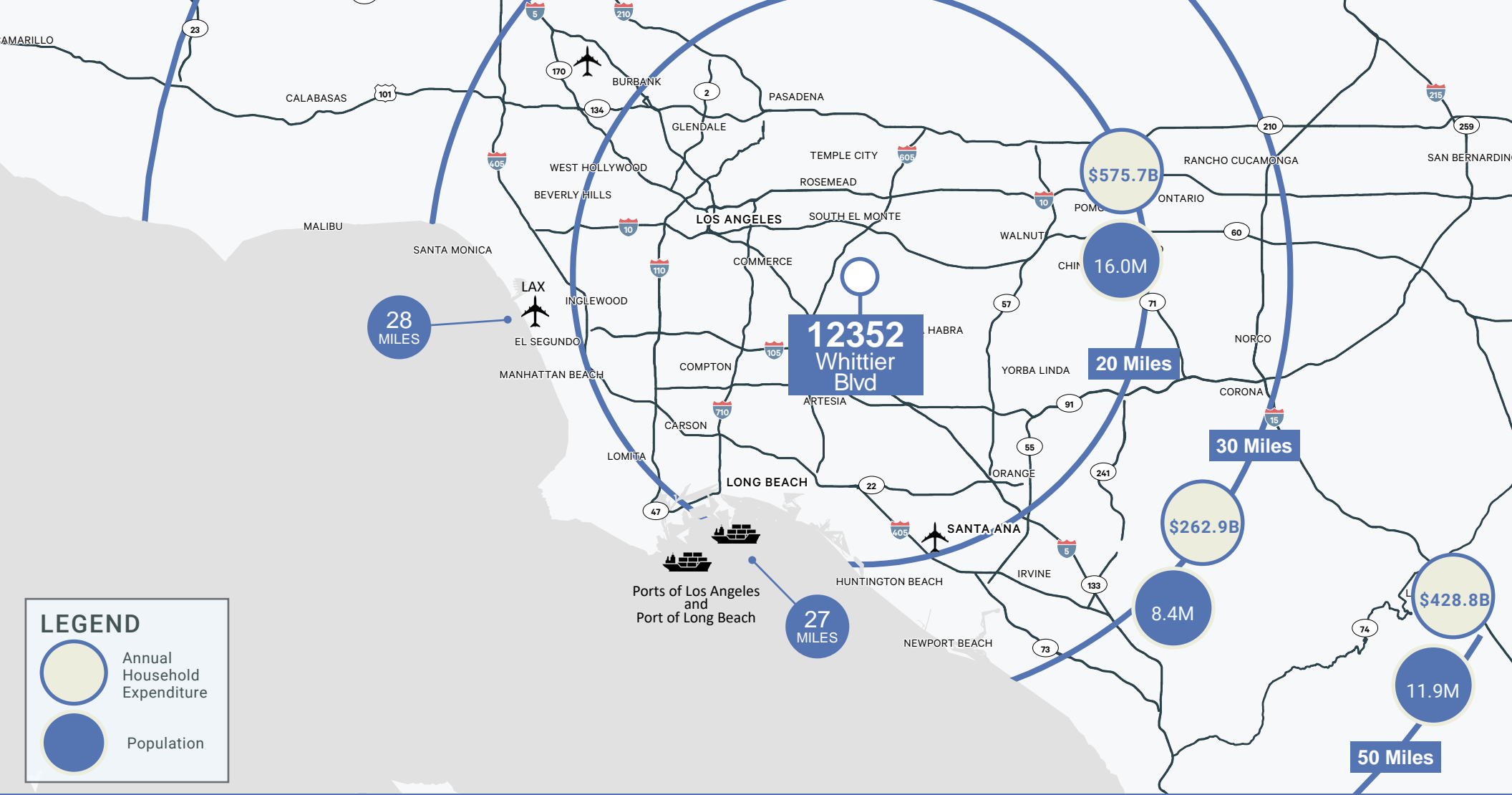


Life Science



Advanced
Manufacturing





LEGEND

- Annual Household Expenditure
- Population

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