



Premier Distribution Facility in  
Prime Mid Counties Market Location  
Modernization Underway!



**53,756 SF AVAILABLE FOR LEASE**

PREMIER WAREHOUSE DISTRIBUTION FACILITY  
10747 Norwalk Blvd, Santa Fe Springs, CA 90670



High Image, Corporate Headquarters, Excellent Visibility







## PROPERTY HIGHLIGHTS

- 53,756 SF Freestanding Industrial Building
- 5,670 SF Office Area
- 24' Minimum Warehouse Ceiling Clearance
- 7 Dock High Truck Positions
- 1 Grade Level Loading Door
- 800 Amps, 277/480 Volt, 3 Phase
- New ESFR Sprinkler System with K-25 Heads
- New LED Warehouse Lighting
- Office and Warehouse to be Completely Refurbished
- 74 Car Parking Spaces
- Direct Access to 5 and 605 Freeways
- Rare, Fenced and Secured Private Yard

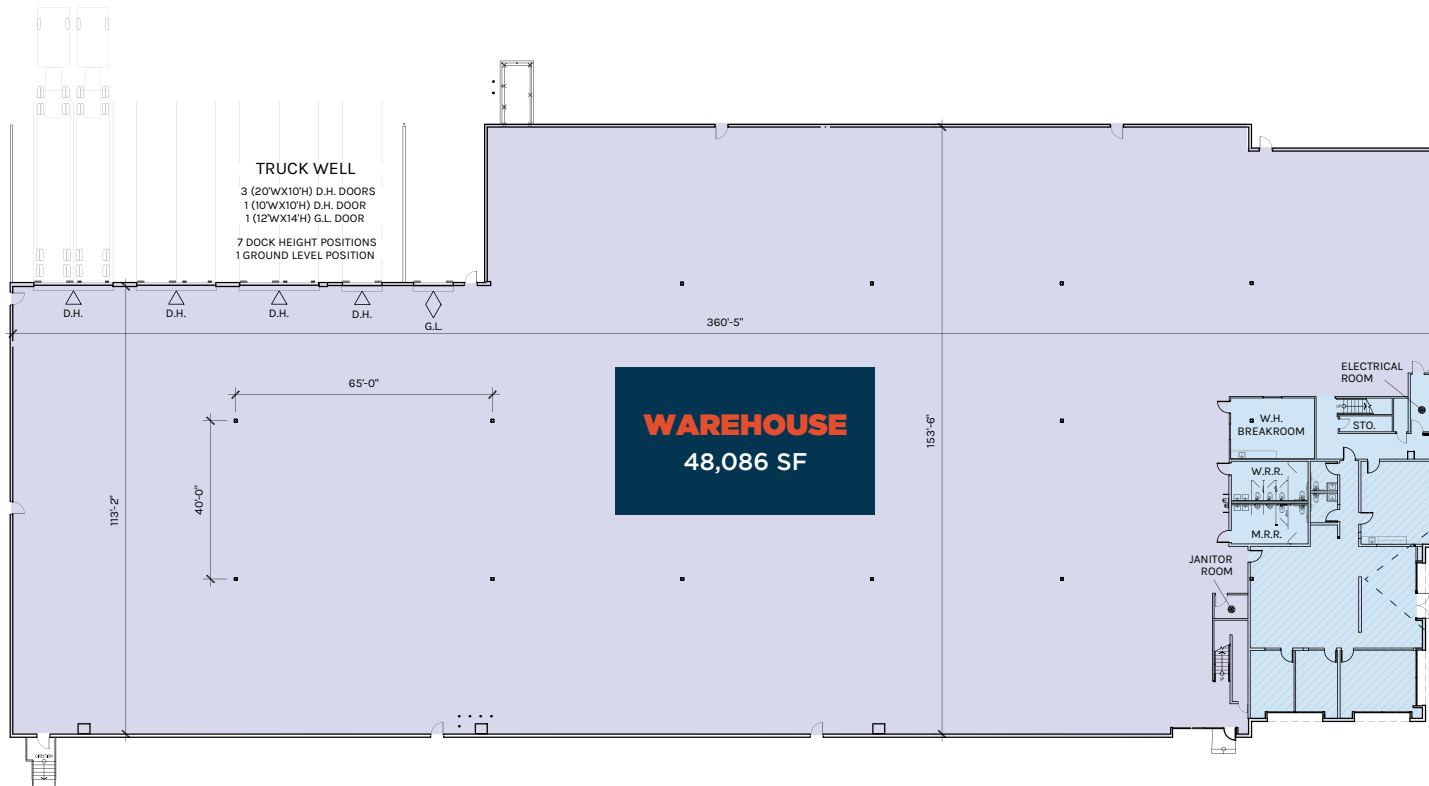


# Property Photos

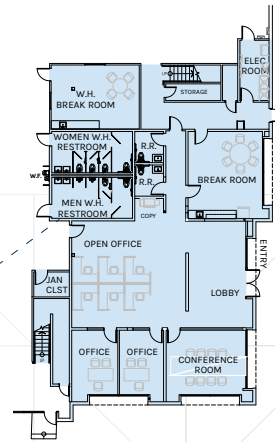
10747 NORWALK BLVD



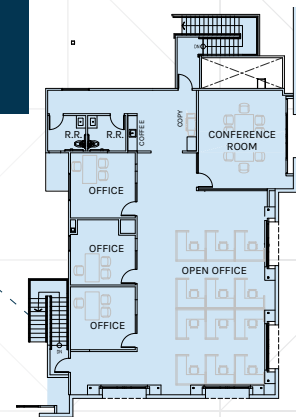




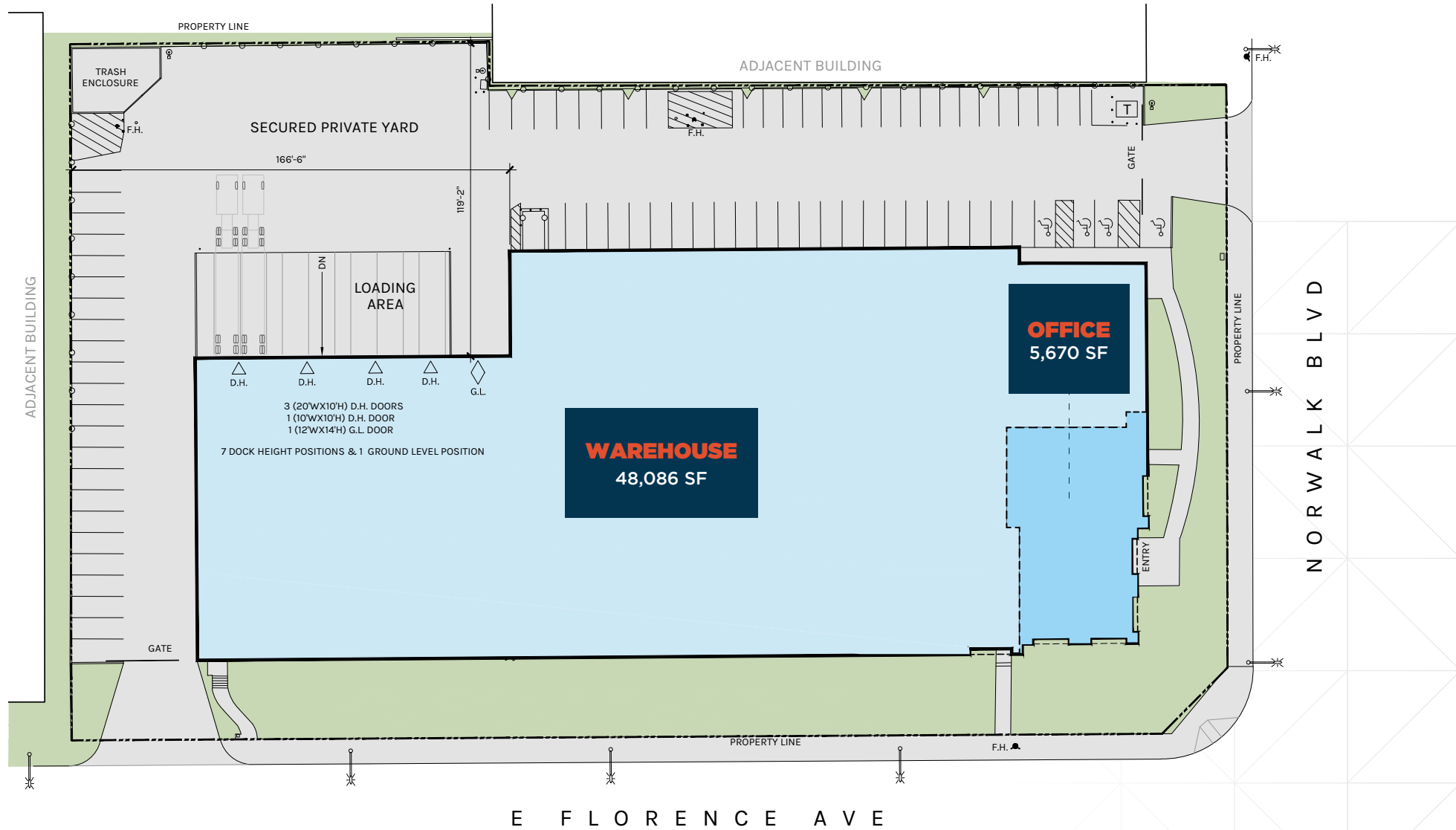
**OFFICE**  
**Ground Floor**  
2,556 SF



**OFFICE**  
**Mezzanine**  
3,114 SF



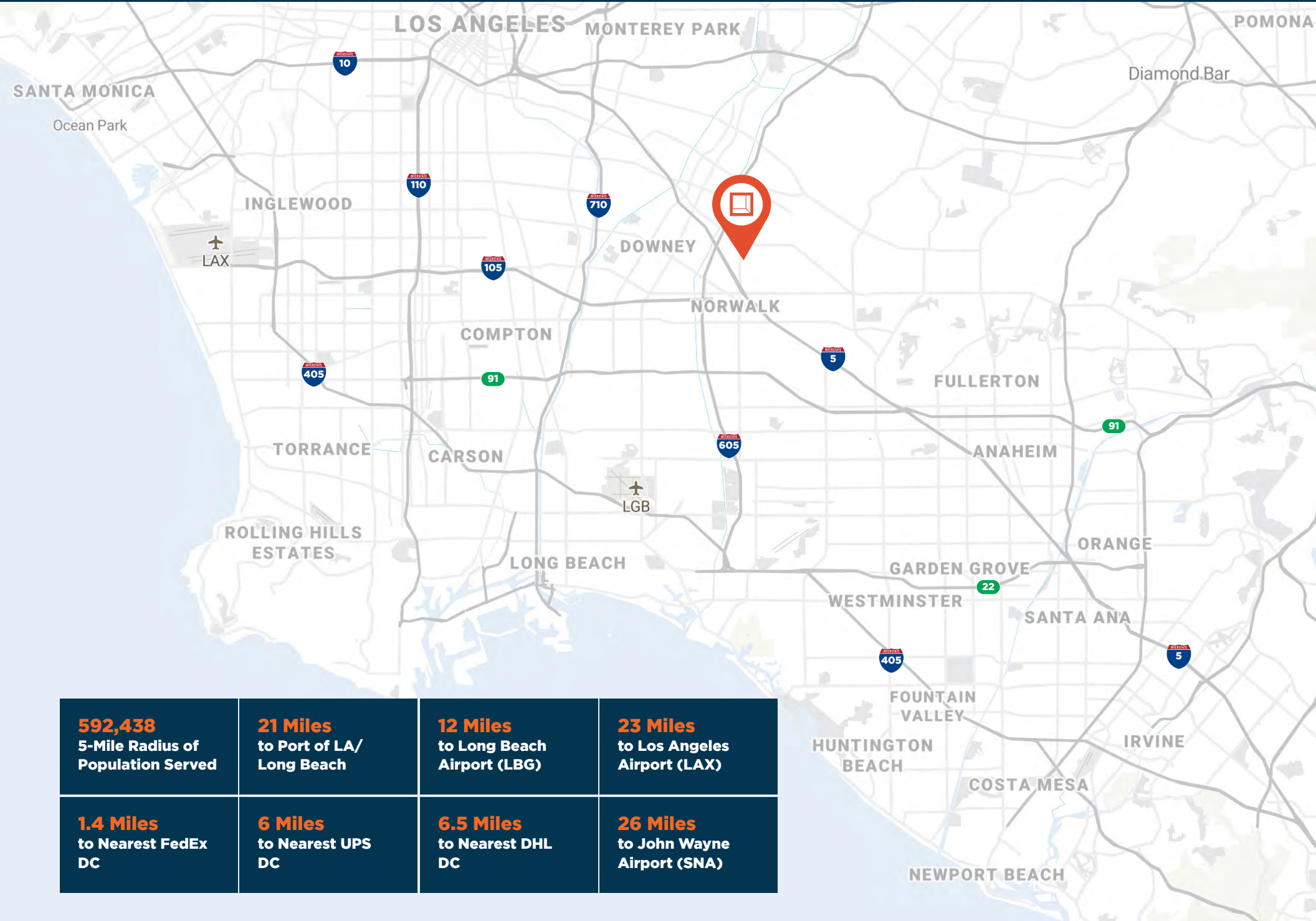
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



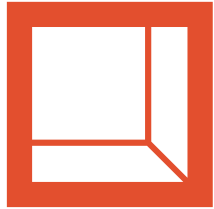
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# Property Location

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<b>592,438</b> 5-Mile Radius of Population Served	<b>21 Miles</b> to Port of LA/ Long Beach	<b>12 Miles</b> to Long Beach Airport (LGB)	<b>23 Miles</b> to Los Angeles Airport (LAX)
<b>1.4 Miles</b> to Nearest FedEx DC	<b>6 Miles</b> to Nearest UPS DC	<b>6.5 Miles</b> to Nearest DHL DC	<b>26 Miles</b> to John Wayne Airport (SNA)



**Rexford  
Industrial**

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