

# 13539

## FREEWAY DR

SANTA FE SPRINGS, CA 90670

FIRESTONE BLVD



FREEWAY DR

RADIUS PL

# For Sublease

## ±42,500 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA** BACCI • TSAPARIAN • GORMLY  
**IG** INDUSTRIAL GROUP



## Property HIGHLIGHTS



Sublease Term Through  
7/31/2031



Major 5 Freeway Frontage



Private Fenced/Secured  
Concrete Yard



Four (4) Dock High



Break Room / Kitchenette



Skylights Throughout

## Pricing SUMMARY

Sublease Rate: TBD

# 13539

## FREEWAY DR

### *BUILDING SIZE*

±42,500 SF

### *LAND SIZE*

±80,324 SF / ±1.84 Ac

### *PARCEL NO*

8069-016-006

### *USE*

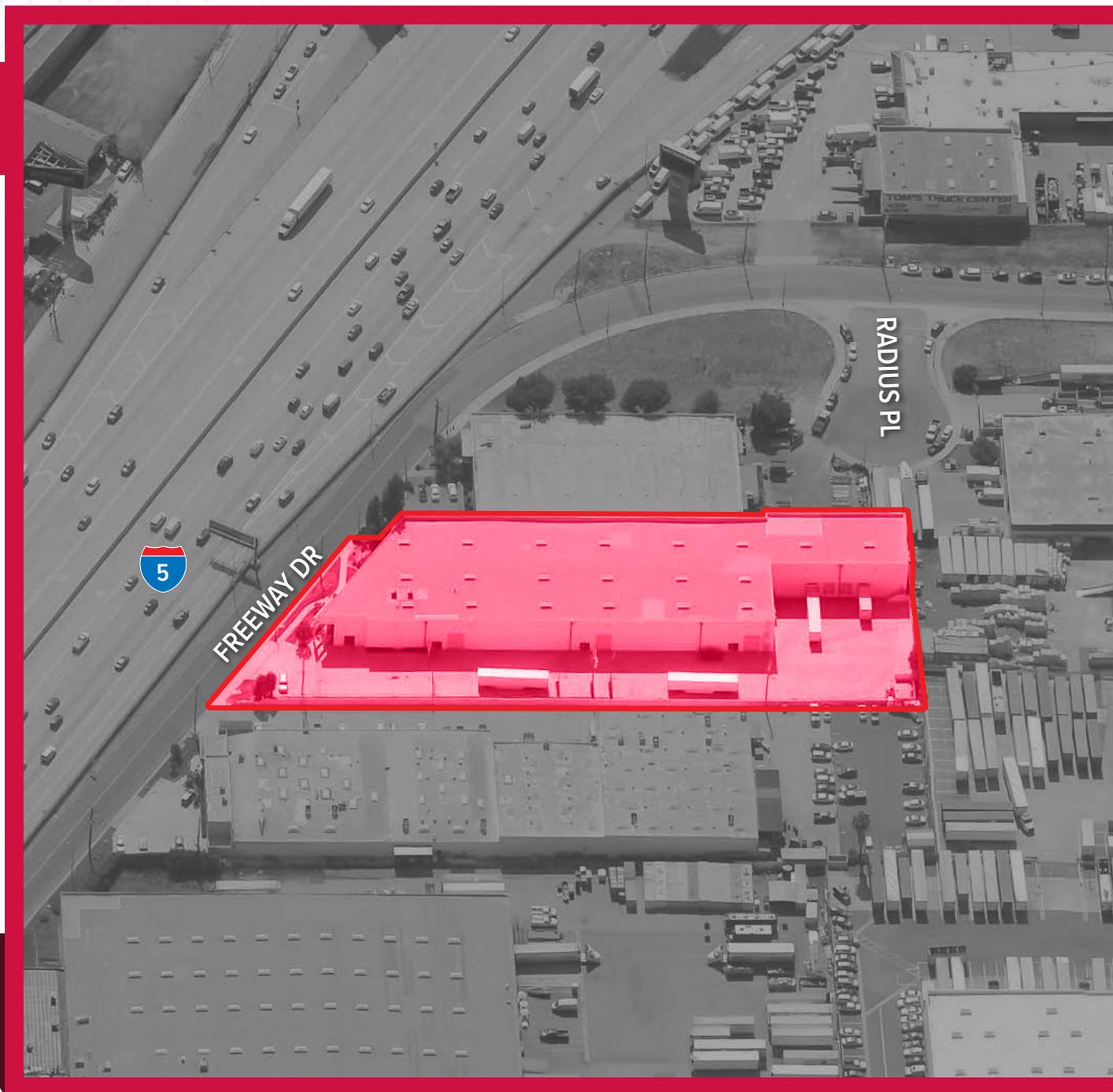
Warehouse/Distribution

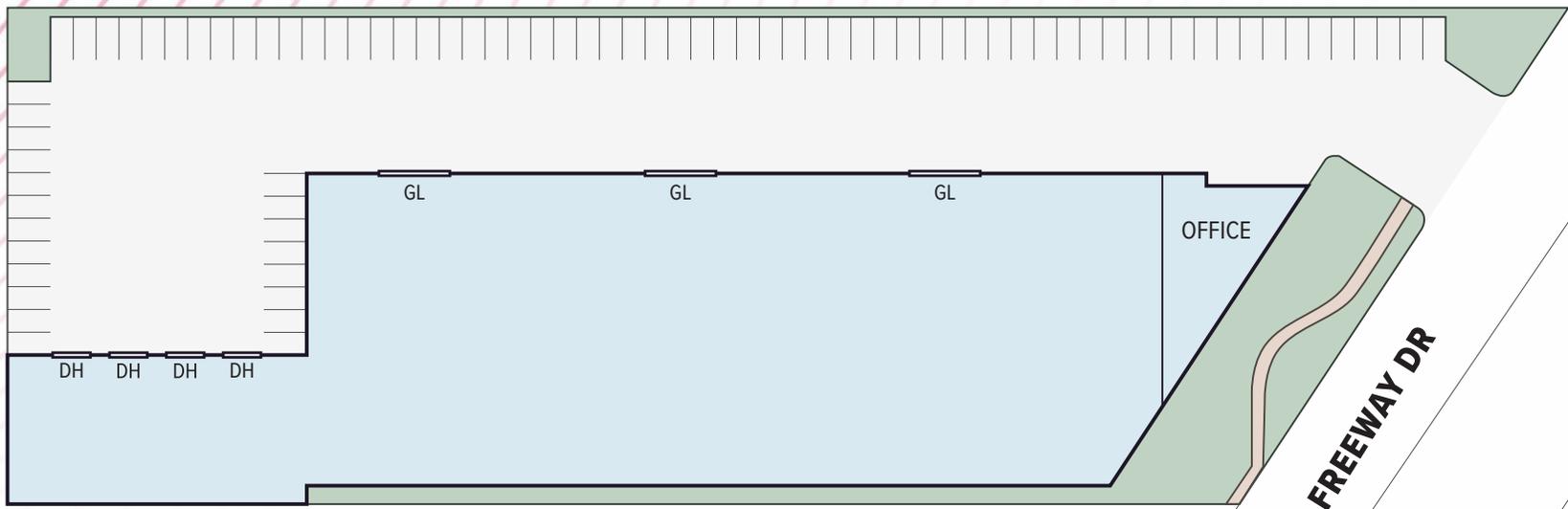
### *ZONING*

M2

### *YEAR BUILT*

2005



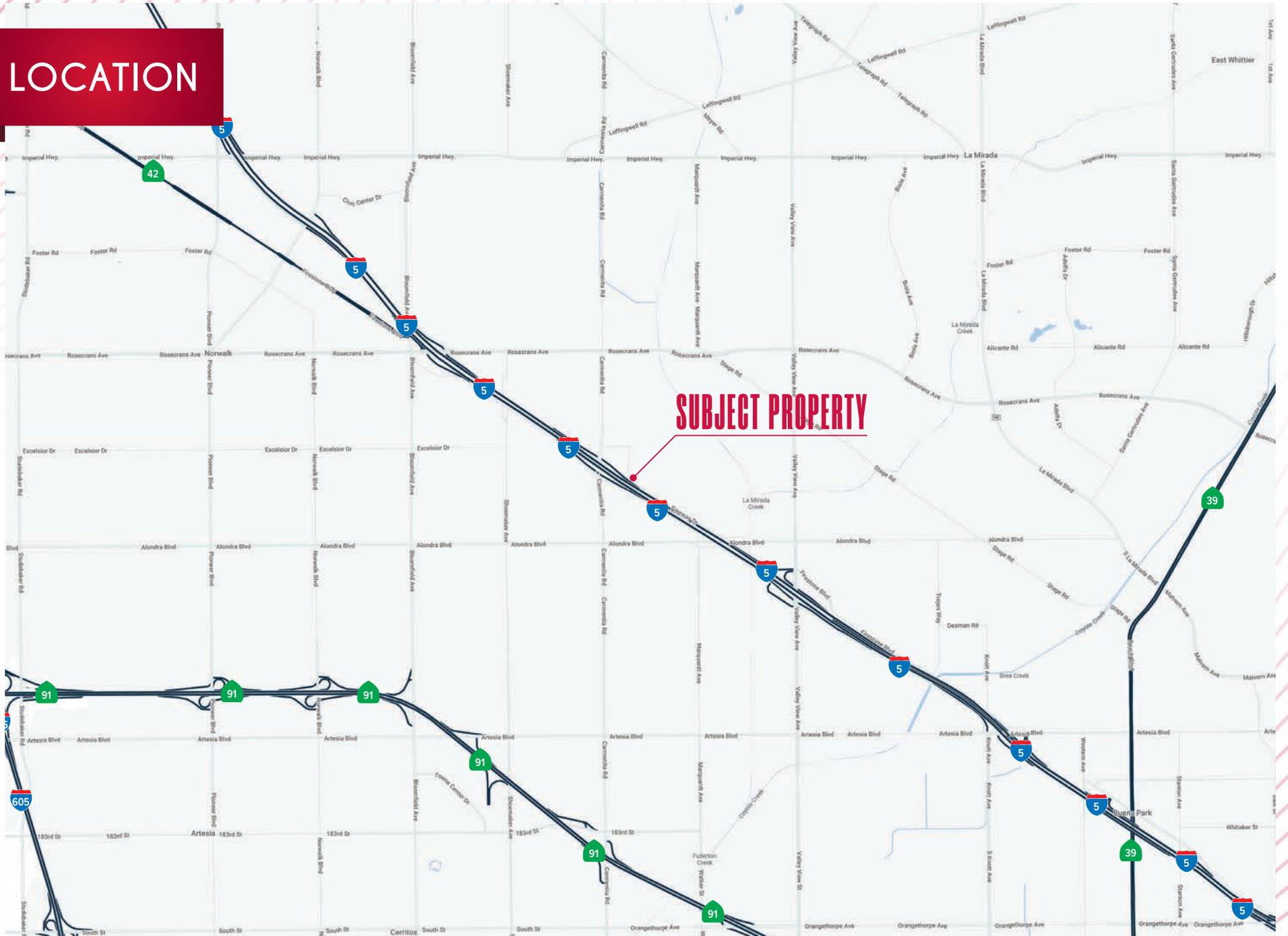


**RADIUS PL**

**SITE PLAN**

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

# LOCATION



### Central Los Angeles

Base: 246,100,606 SF  
Vacancy Rate: 6.9%  
Availability Rate: 8.4%  
Direct Asking Rate: \$1.33 PSF  
Overall Asking Rate: \$1.33 PSF  
Median Price/Bldg SF: \$227.47  
Median Price/Land SF: \$158.78

### San Gabriel Valley

Base: 177,713,919 SF  
Vacancy Rate: 5.3%  
Availability Rate: 6.5%  
Direct Asking Rate: \$1.30 PSF  
Overall Asking Rate: \$1.29 PSF  
Median Price/Bldg SF: \$230.38  
Median Price/Land SF: \$104.83

Rancho Cucamonga  
**\$611**

San Bernardino  
**\$756**

Fontana  
**\$636**

Rialto  
**\$650**

SAN BERNARDINO COUNTY



Ontario  
**\$589**

### Inland Empire West

Base: 374,350,461 SF  
Vacancy Rate: 7.2%  
Availability Rate: 11.1%  
Direct Asking Rate: \$1.16 PSF  
Overall Asking Rate: \$1.13 PSF  
Median Price/Bldg SF: \$283.88  
Median Price/Land SF: \$128.81

Riverside  
**\$655**

Moreno Valley  
**\$703**

### Inland Empire East

Base: 318,641,066 SF  
Vacancy Rate: 10.6%  
Availability Rate: 13.5%  
Direct Asking Rate: \$0.99 PSF  
Overall Asking Rate: \$0.95 PSF  
Median Price/Bldg SF: \$251.00  
Median Price/Land SF: \$77.17

LOS ANGELES COUNTY

Commerce  
**\$444**

Vernon  
**\$459**

### Mid Counties

Base: 114,824,282 SF  
Vacancy Rate: 8.0%  
Availability Rate: 10.0%  
Direct Asking Rate: \$1.38 PSF  
Overall Asking Rate: \$1.33 PSF  
Median Price/Bldg SF: \$286.90  
Median Price/Land SF: \$118.19

City of Industry  
**\$490**

Chino  
**\$576**

### South Bay

Base: 196,755,737 SF  
Vacancy Rate: 6.9%  
Availability Rate: 9.3%  
Direct Asking Rate: \$1.51 PSF  
Overall Asking Rate: \$1.49 PSF  
Median Price/Bldg SF: \$296.64  
Median Price/Land SF: \$147.62

Gardena  
**\$409**  
Carson  
**\$400**

Santa Fe Springs  
**\$447**

La Mirada  
**\$437**

PROPERTY LOCATION

ORANGE COUNTY

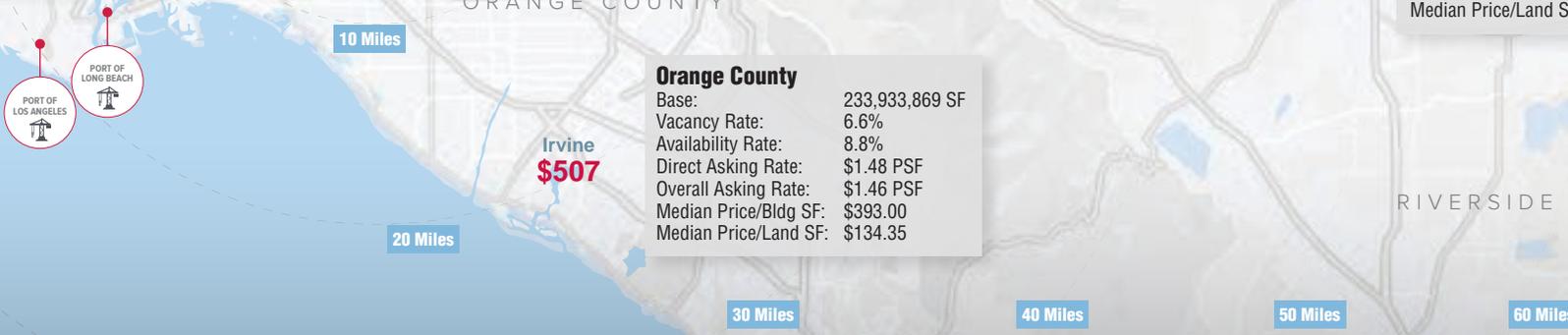
Corona  
**\$582**

### Orange County

Base: 233,933,869 SF  
Vacancy Rate: 6.6%  
Availability Rate: 8.8%  
Direct Asking Rate: \$1.48 PSF  
Overall Asking Rate: \$1.46 PSF  
Median Price/Bldg SF: \$393.00  
Median Price/Land SF: \$134.35

Irvine  
**\$507**

RIVERSIDE COUNTY



PREPARED BY:

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# Q3 2025 LA BASIN MARKET SUMMARY & DRAYAGE MAP

LEE-ASSOCIATES.COM

Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

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



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