



**FOR LEASE ±507,644 SF OF INDUSTRIAL LAND**

11811 GREENSTONE AVE, SANTA FE SPRINGS, CA 90670

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



## DISCLAIMER

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies.

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**11811**  
GREENSTONE AVE





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SHOEMAKER AVE

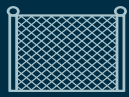




PROPERTY HIGHLIGHTS



Excellent Freeway Access to  
605, 91, & 5 Freeways



Fenced & Secured Yard



Rare Large Parcel of Land  
Size: ±507,644 SF



Zoned SSM2, Site Being  
Completely Refurbished



Site Will Be Paved, Lighted & Fenced



Potential Trailer, Truck  
And/Or Equipment Storage

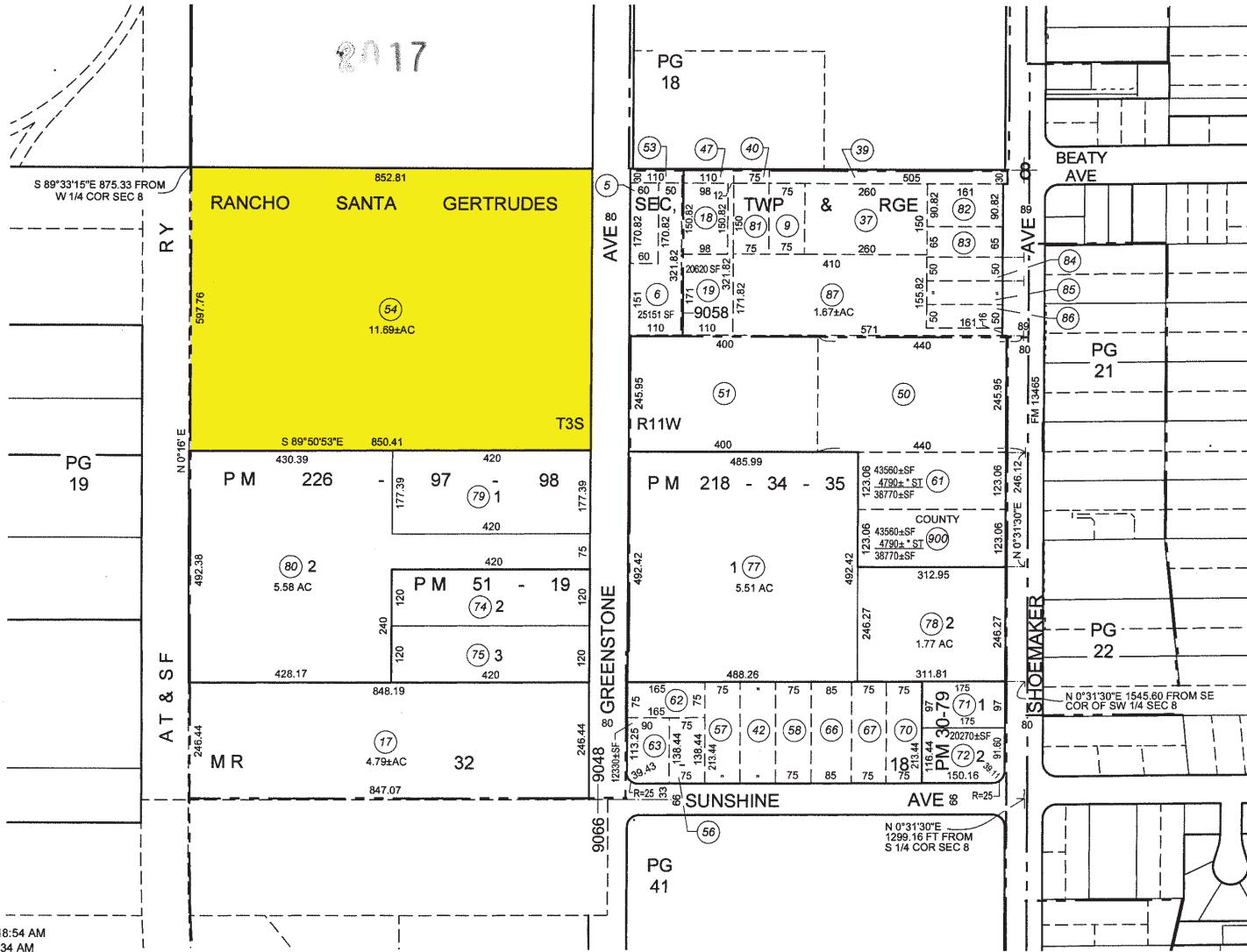


APN: 8026-020-054

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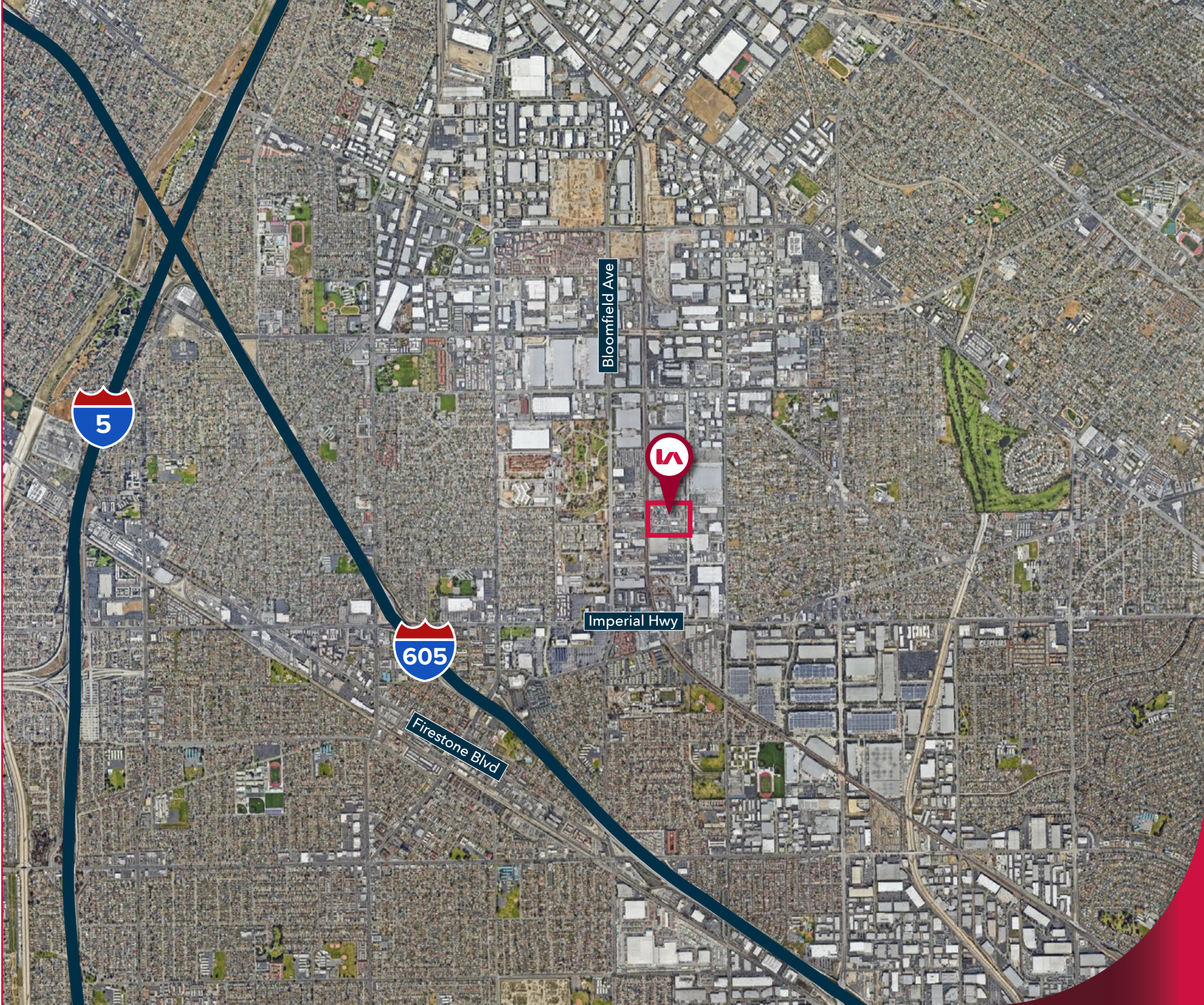
MAPPING AND GIS SERVICES  
SCALE 1" = 200'



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SAVED: 8/12/2016 7:18:34 AM



# FREEWAY MAP



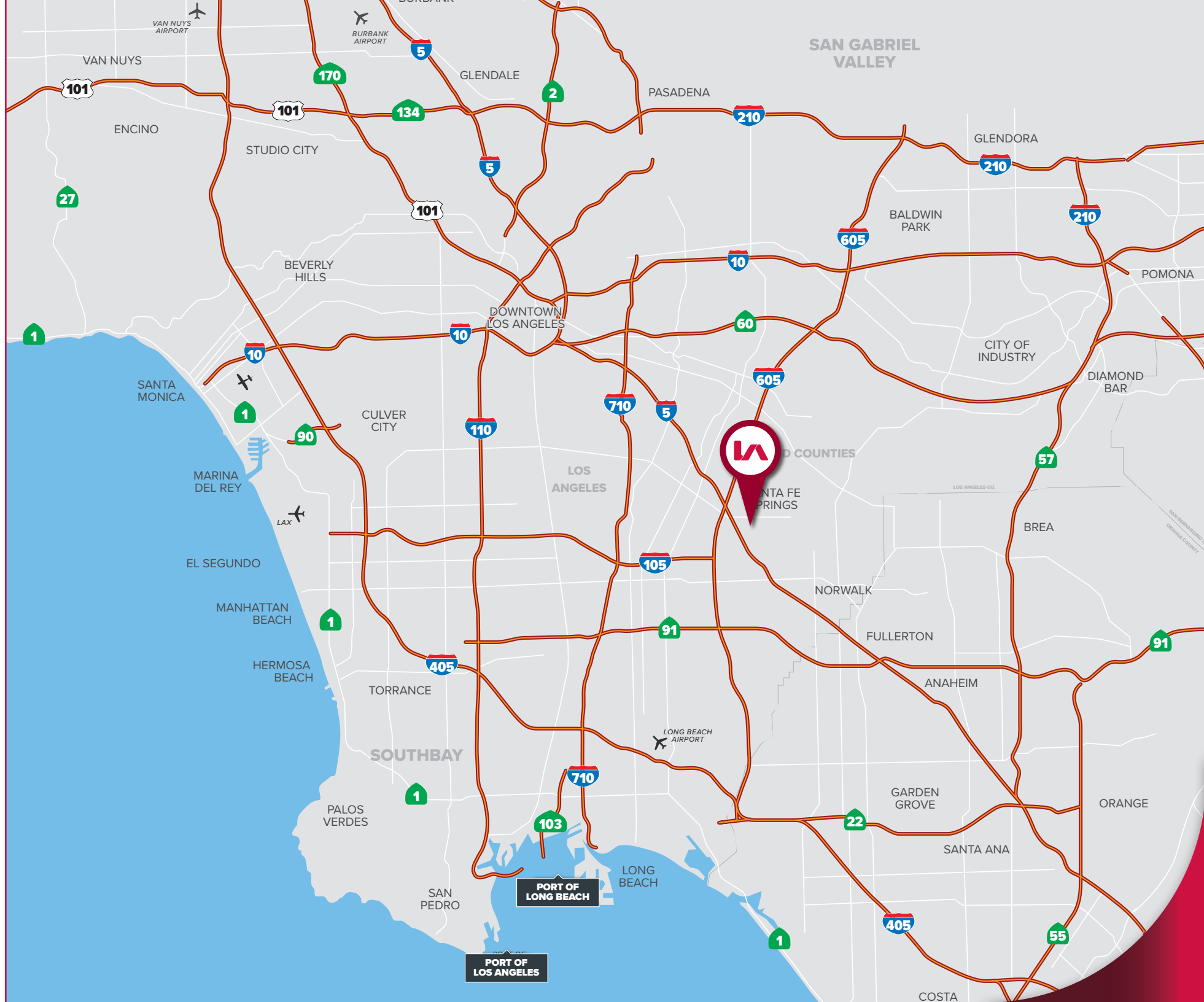
Bloomfield Ave

Imperial Hwy

Firestone Blvd



# REGIONAL MAP





### Population 2022

1 Mile	3 Miles	5 Miles
17,824	200,141	574,425

### Population 2027

1 Mile	3 Miles	5 Miles
17,348	195,898	563,303



### Households 2022

1 Mile	3 Miles	5 Miles
3,858	52,520	167,491

### Households 2027

1 Mile	3 Miles	5 Miles
3,742	51,328	164,070

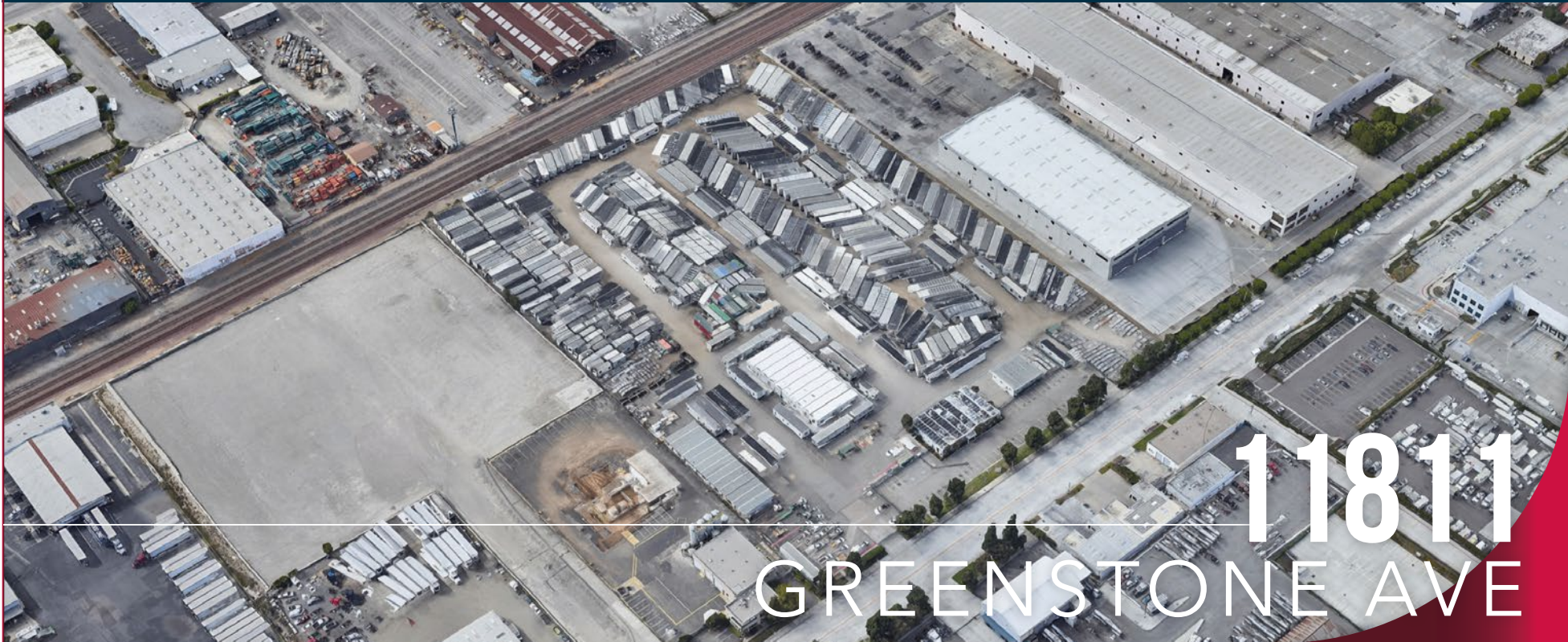


### Avg Household Income 2022

1 Mile	3 Miles	5 Miles
\$87,811	\$94,993	\$99,844

### Median Household Income 2022

1 Mile	3 Miles	5 Miles
\$76,743	\$79,202	\$81,198



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