

14233-14263 GANNET ST, LA MIRADA

±71,632 SF Heavy Power Industrial Campus - For Sale & Lease

**14233
GANNET ST**

**14263
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Nick Magarian

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DRE# 02236068

Ryan Magarian

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DRE# 02063515

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

This property consists of two buildings which can be leased together or separately.

	14233 GANNET ST	14263 GANNET ST
PROPERTY TYPE	Freestanding Industrial	Freestanding Industrial
BUILDING SIZE	±24,347 SF	±47,285 SF
PARCEL SIZE	±1.02 AC	±2.03 AC
OFFICE SIZE	±1,600 SF	±7,260 SF
YARD	Fenced, Shared Yard Connecting Both Buildings	Fenced, Shared Yard Connecting Both Buildings
DOCK HIGH DOORS	1	4
GROUND LEVEL DOORS	2	3
POWER	5,000 Amps 277/480 Volt	4,000 Amps 277/480 Volt
WAREHOUSE CLEAR HEIGHT	20'	20' - 24'
FIRE SPRINKLERS	Yes	Yes
SKYLIGHTS	Yes	Yes
ZONING	M-2 Industrial	M-2 Industrial
ADDITIONAL FEATURES	Shared Covered Loading Canopy, Large Shop Restrooms, and Potential Rail Service	

Lee & Associates Commercial Real Estate Services, Inc. - Orange. 1004 W Taft Ave, Orange, CA 92865 Corporate Id #01011260. All information contained herein has been provided by Seller, third parties, and/or AI generation programs, but has not been independently verified by Lee & Associates or its agent(s). Buyer and interested parties should independently verify all information communicated by these sources.

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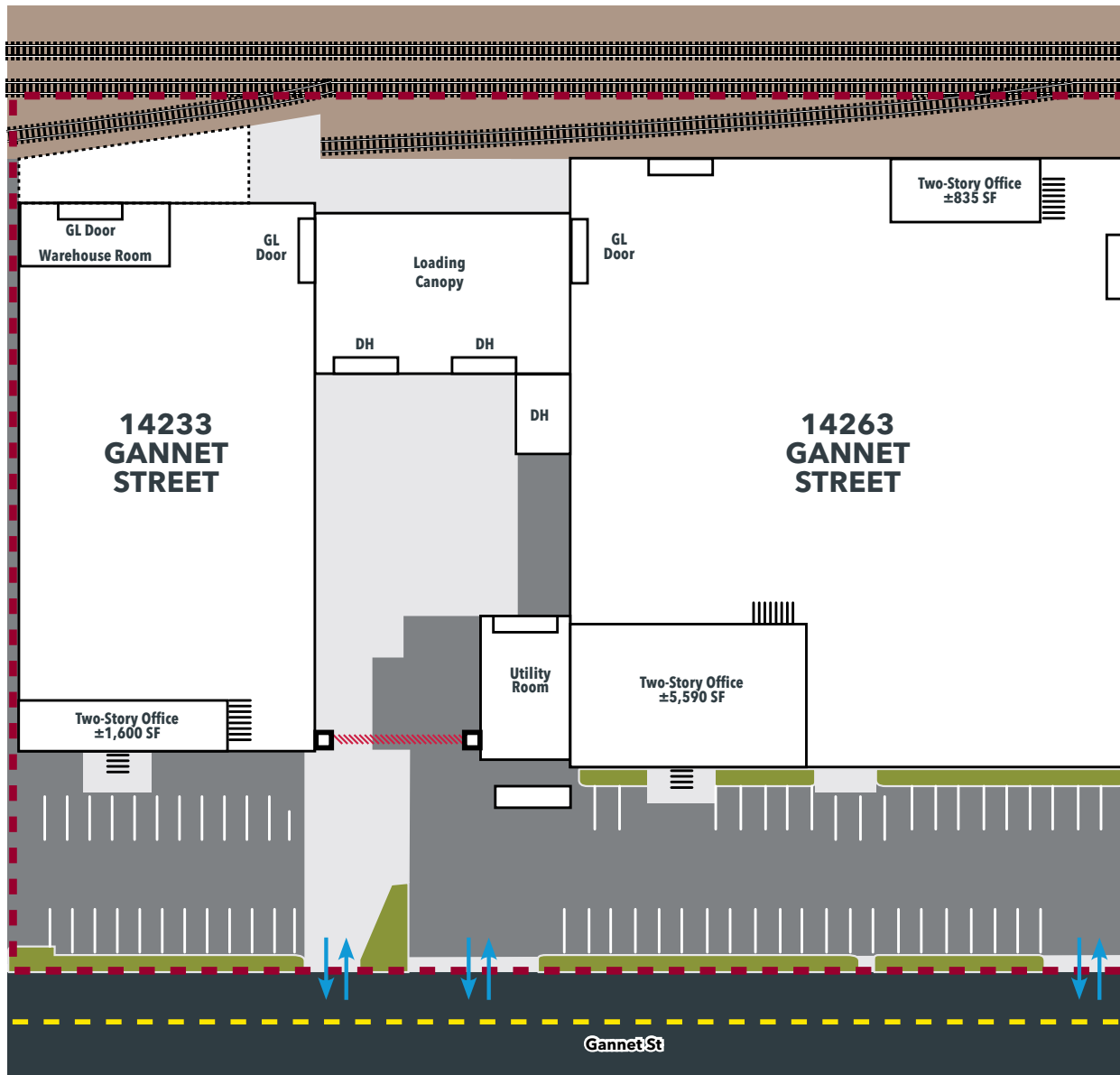
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HIGHLIGHTS

- Two Buildings can be Leased Separately or Together
- Immediate Access to the 5 & 91 Freeways
- Quiet, Low-Traffic Cul-de-Sac Location
- Extremely Heavy Power: 9,000 Amps Total (Tenant to Verify)
- Privately Owned and Managed
- Rare Two-Building Industrial Campus on ±3.05 Acres
- Strategic Location Connecting Los Angeles and Orange County
- Large Secured Yard Providing Valuable Outdoor Storage and Operational Flexibility
- Rail-Adjacent Location with Potential Rail Service (Tenant to Verify)
- Surrounded by Established Corporate and Industrial Neighbors
- Bright, Well-Lit Warehouse with Abundant Natural Light from Skylights
- Ample Restroom Facilities Throughout the Property

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Not to Scale





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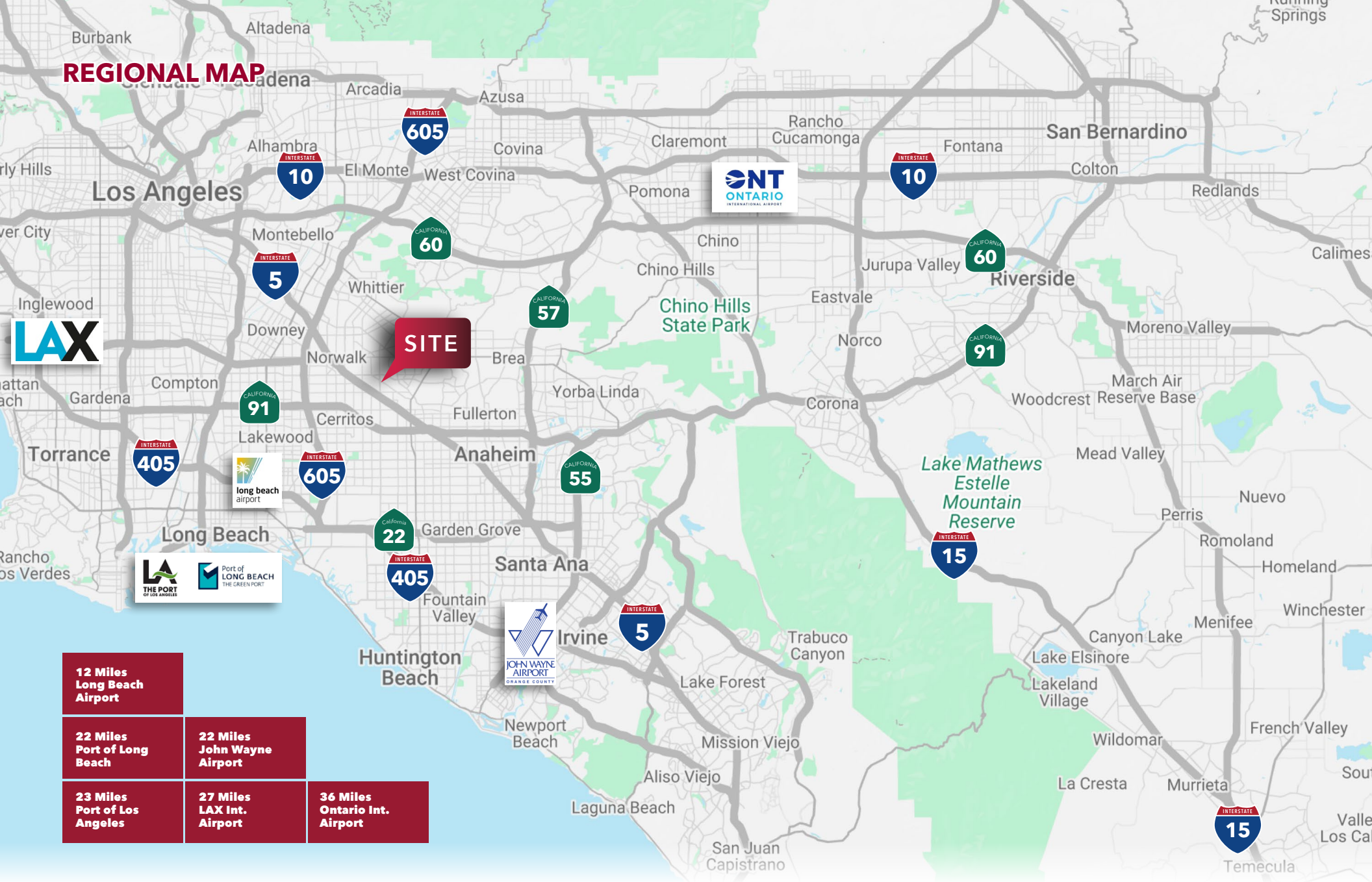
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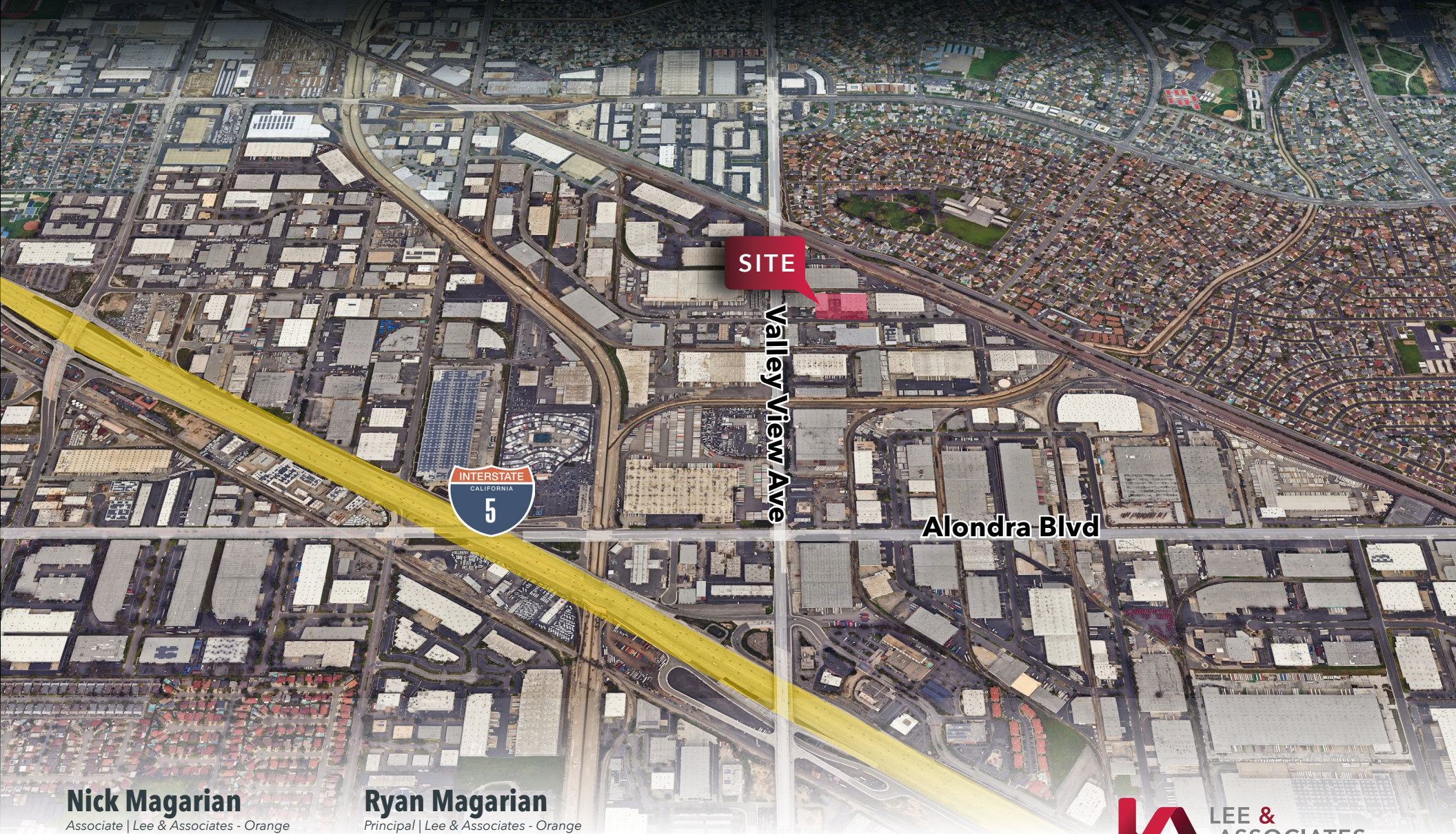
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