

FOR SALE OR LEASE

**36,011 SF Industrial Building
2.42 Acres of Land**



9445 Ann Street, Santa Fe Springs, California

CalBRE #01774875

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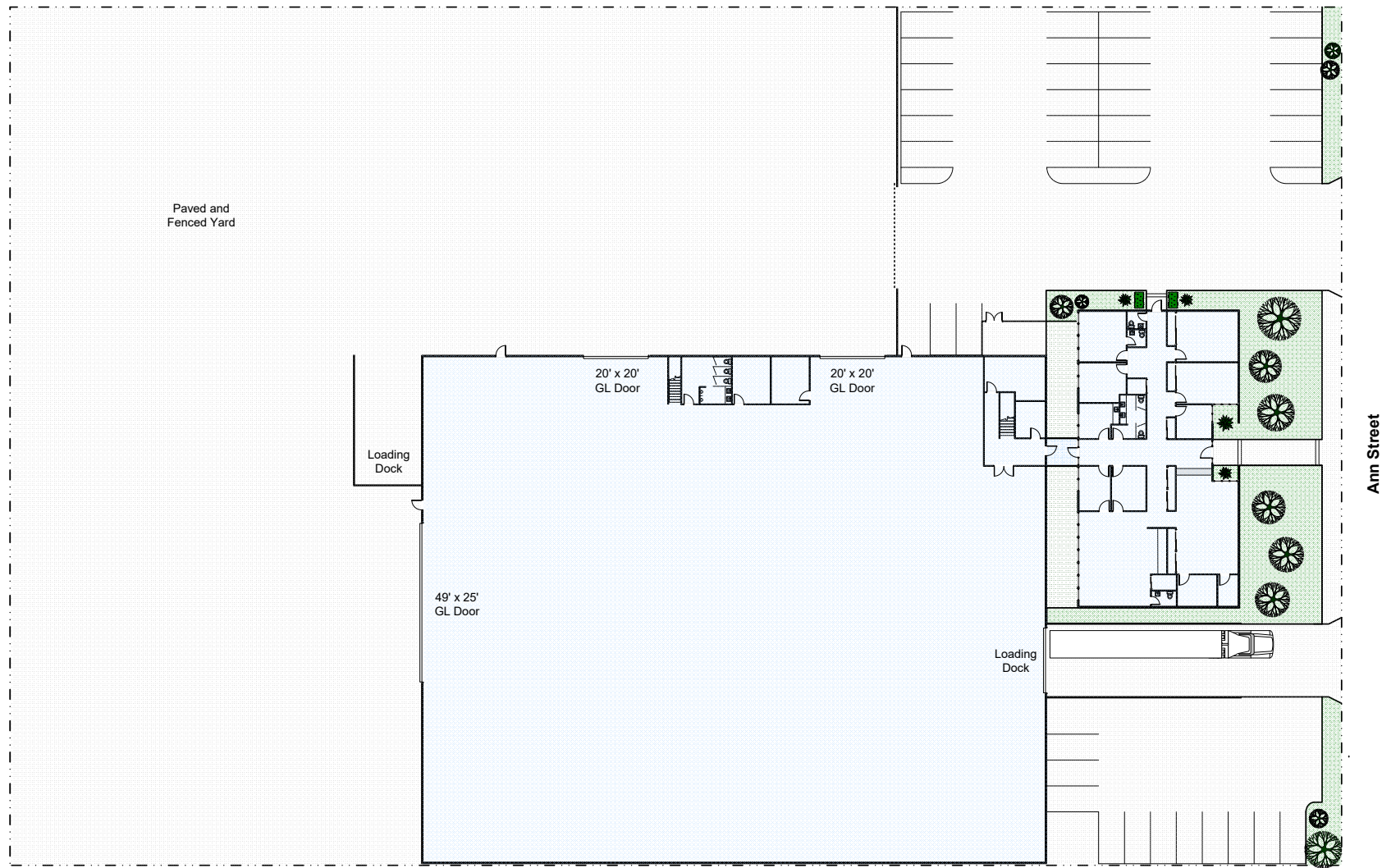
interPres Commercial Realty is pleased to present an excellent opportunity to purchase or lease a truly unique property in the highly desirable area of North Santa Fe Springs. The property features a ~36,011 square foot concrete tilt-up industrial building on 2.42 acres of land, and includes a large paved and fenced storage yard, 5 ton bridge crane, 3 oversized ground level doors (one 49'x20' door & two 20'x20' doors), 4 dock high positions, 25' warehouse clearance, heavy power, fire sprinklers, & drive-in paint booth. The facility is ideal for sales/service, equipment leasing & sales, assembly, manufacturing, or other firms that benefit from an oversized land parcel. The site is ideally positioned to service the entire Southern California region with close proximity to the I-5, 105, 605, & 91 Freeways.

Property Type	Mfg, Sales/Service
Building Size	36,011 SF
Office	6,000 SF
Lot Size	105,415 SF
Warehouse Height	25' Clear
Power	800A-480V
Ground Level Door	2 (20'x20') & 1 (49'x25')
Dock High Positions	4
Sprinklers	Yes
Bridge Crane	5 Ton
Yard	Paved & Fenced
Construction Type	CTU
Year Built	1968
Zoning	M-2





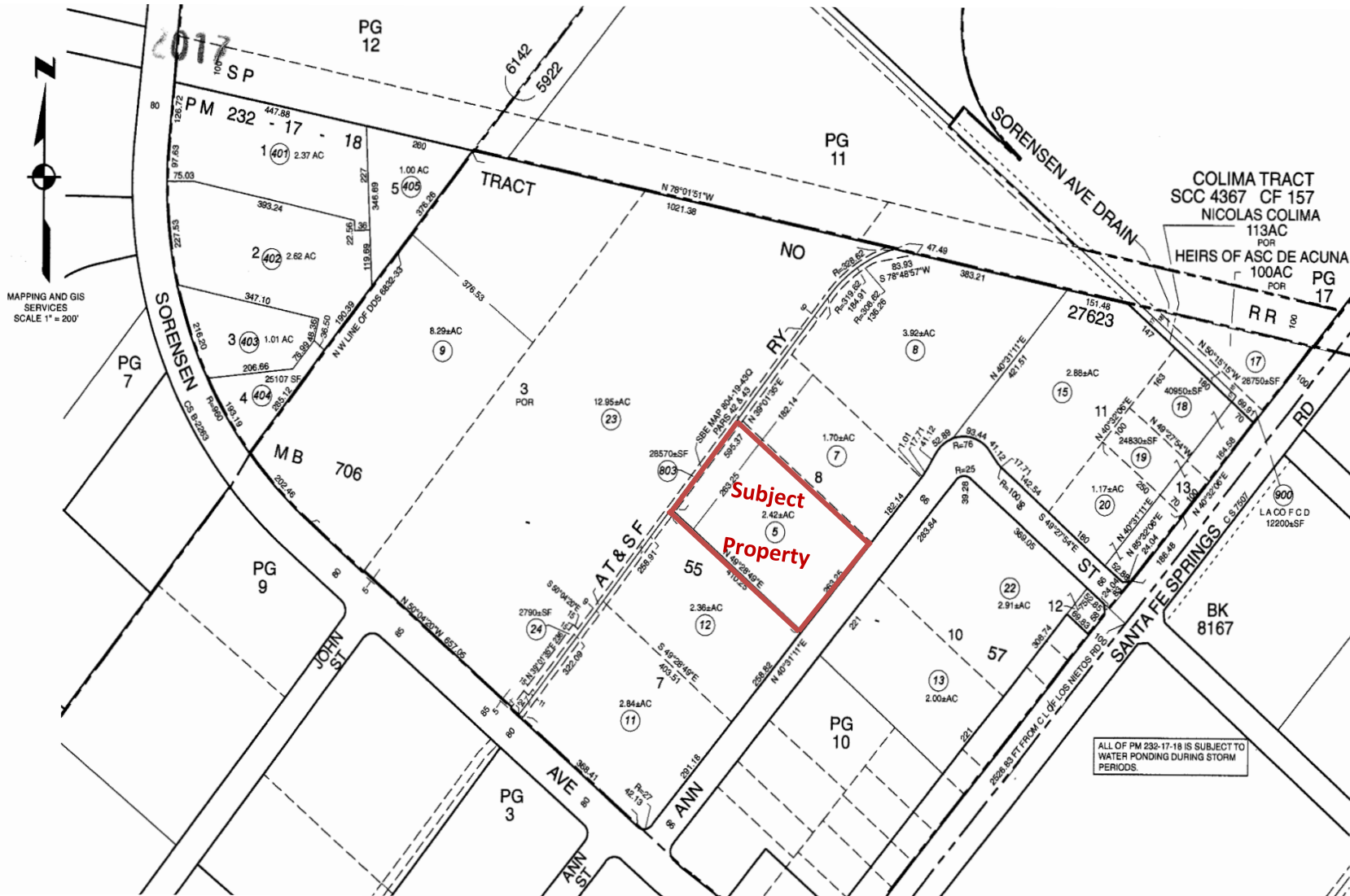
SITE PLAN



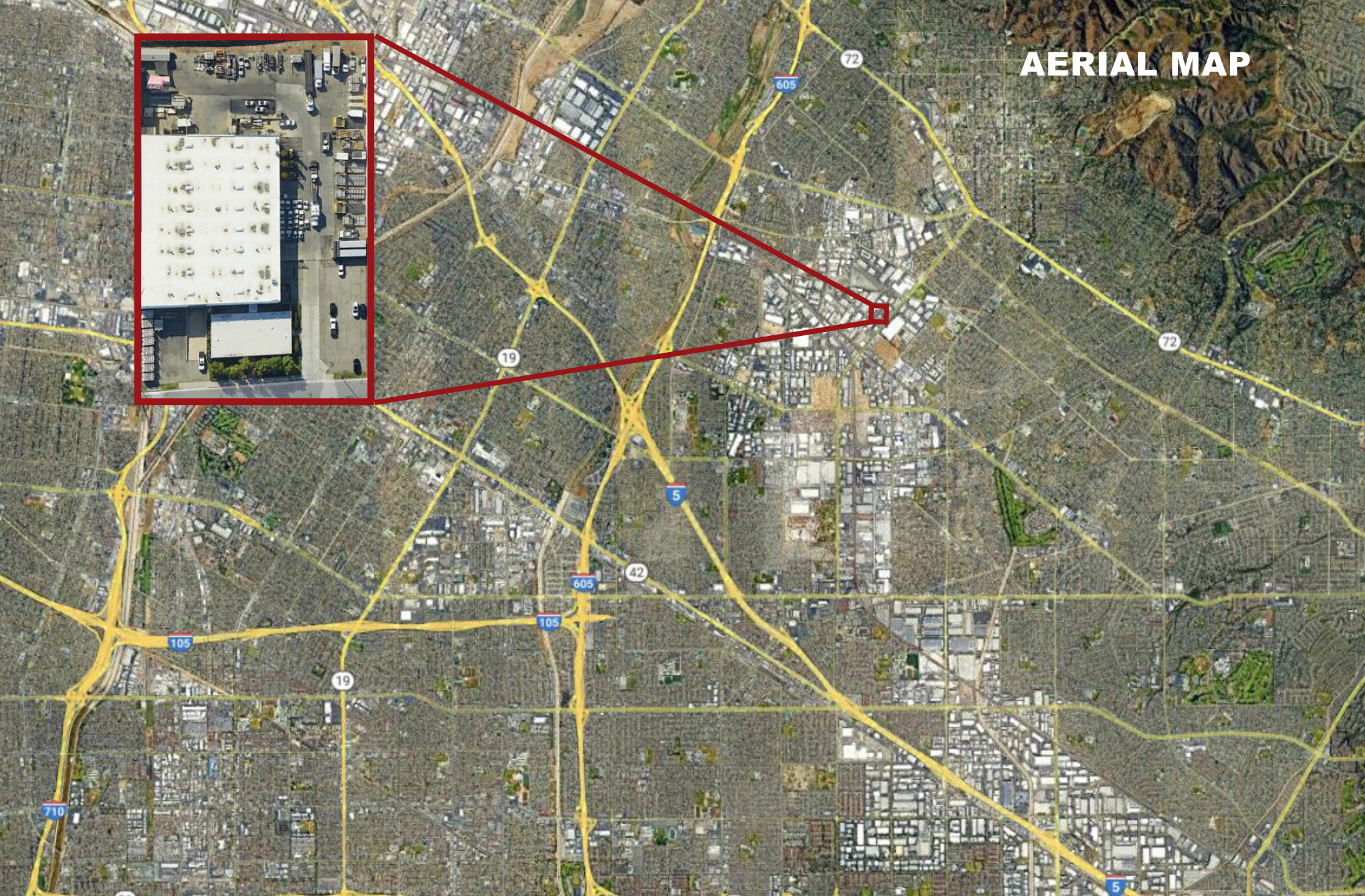
Rendering Not to Scale



PARCEL MAP

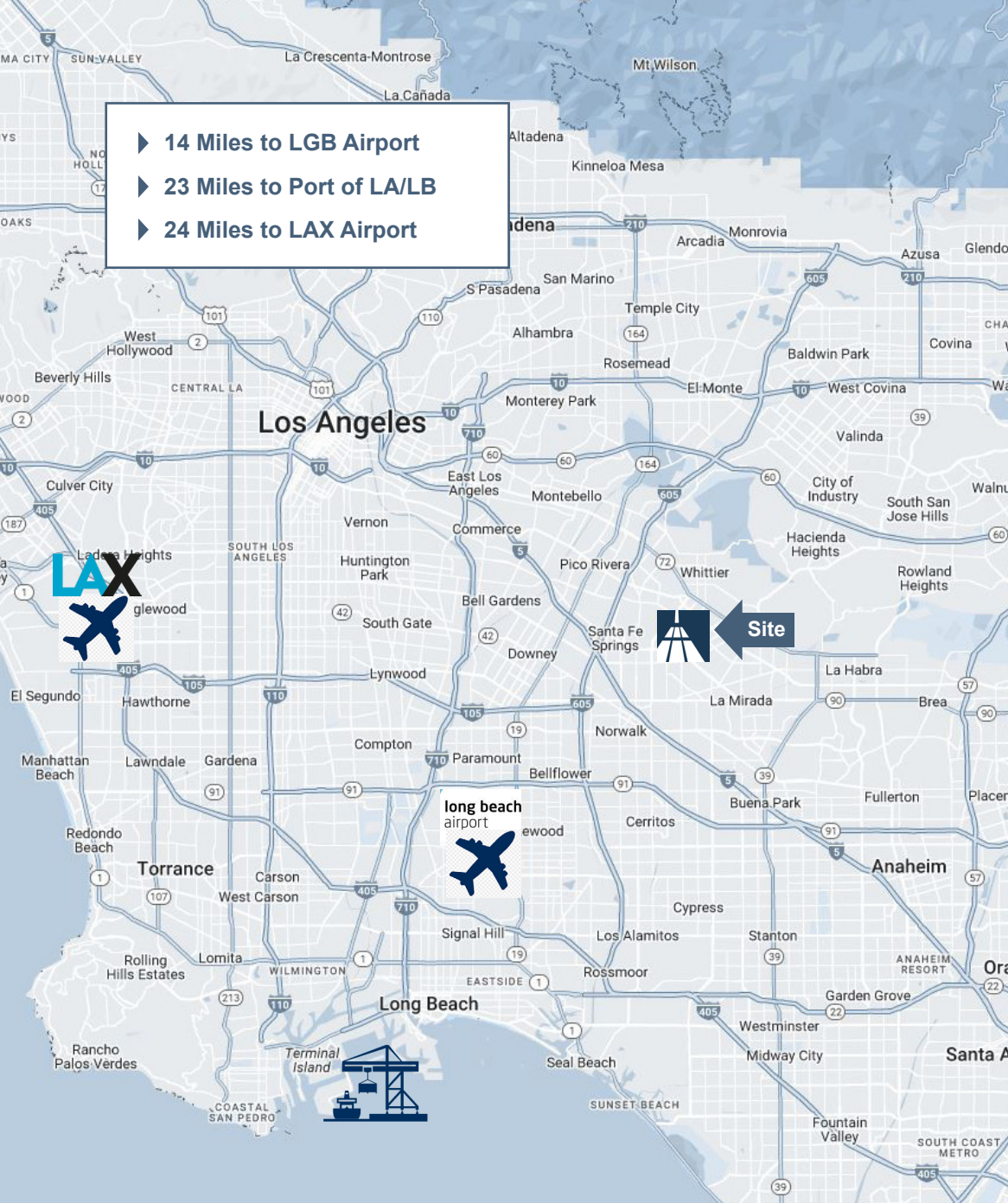


AERIAL MAP



For more information, or to schedule a tour, please contact us.

- ▶ 14 Miles to LGB Airport
- ▶ 23 Miles to Port of LA/LB
- ▶ 24 Miles to LAX Airport



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt it's accuracy, we do not guarantee it or make any representations about it. interPres Commercial Realty suggests you perform a careful, independent investigation of the property to determine the suitability of the property for your needs. All measurements and specifications are approximate.

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