

FOR LEASE

12310 - 12320 Whittier Blvd. Whittier CA



FOR LEASE
CREATIVE RETAIL AND WAREHOUSE SPACE
HISTORIC WHITTIER PACKING HOUSE

Exclusively offered by
GROUND REVIEW

Roman Ciuni
213.842.1539
Lic 01424416

Jason House
949.701.1793
Lic 02059358



DISCLAIMER

This information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of lease or to impose upon Lessor, or any of their affiliates, any obligation to negotiate the lease of any property, and all offers to lease this property must be accepted by the Lessor in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Lessor reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this information package. Any party which may enter into any written agreement to Lease the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent lessee would be required to undertake in order to determine all facts which could have any effect upon the leasing or development of the subject property. Any prospective lessee ("Lessee") are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the usability or desirability of the property, including but not limited to the following items: size, condition of premises; storefronts; lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the premises for its intended use; utilities and services; grease interceptor; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; property rules and regulations; property taxes; specialty tax; and common area maintenance ("CAM") charges. If Lessee does not exercise these rights, Lessee is acting against the advice of Ground Review, LLC. Lessee understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the usability, value, or desirability of the property. Lessee and Lessor are aware that Ground Review, LLC does not guarantee, and in no way will assume responsibility for, the condition of the property. Ground Review, LLC has not and will not verify any of items listed above, unless otherwise agreed to in writing. This information package is subject to changes or withdrawals without notice and does not constitute a recommendation, endorsement, or advice as to the value or usability of the subject property by Ground Review, LLC, or the Lessor. This information package is the absolute property of Ground Review, LLC and may only be used by parties approved by Ground Review, LLC. No portion of this information package may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Ground Review, LLC, and Lessor.



GROUND REVIEW

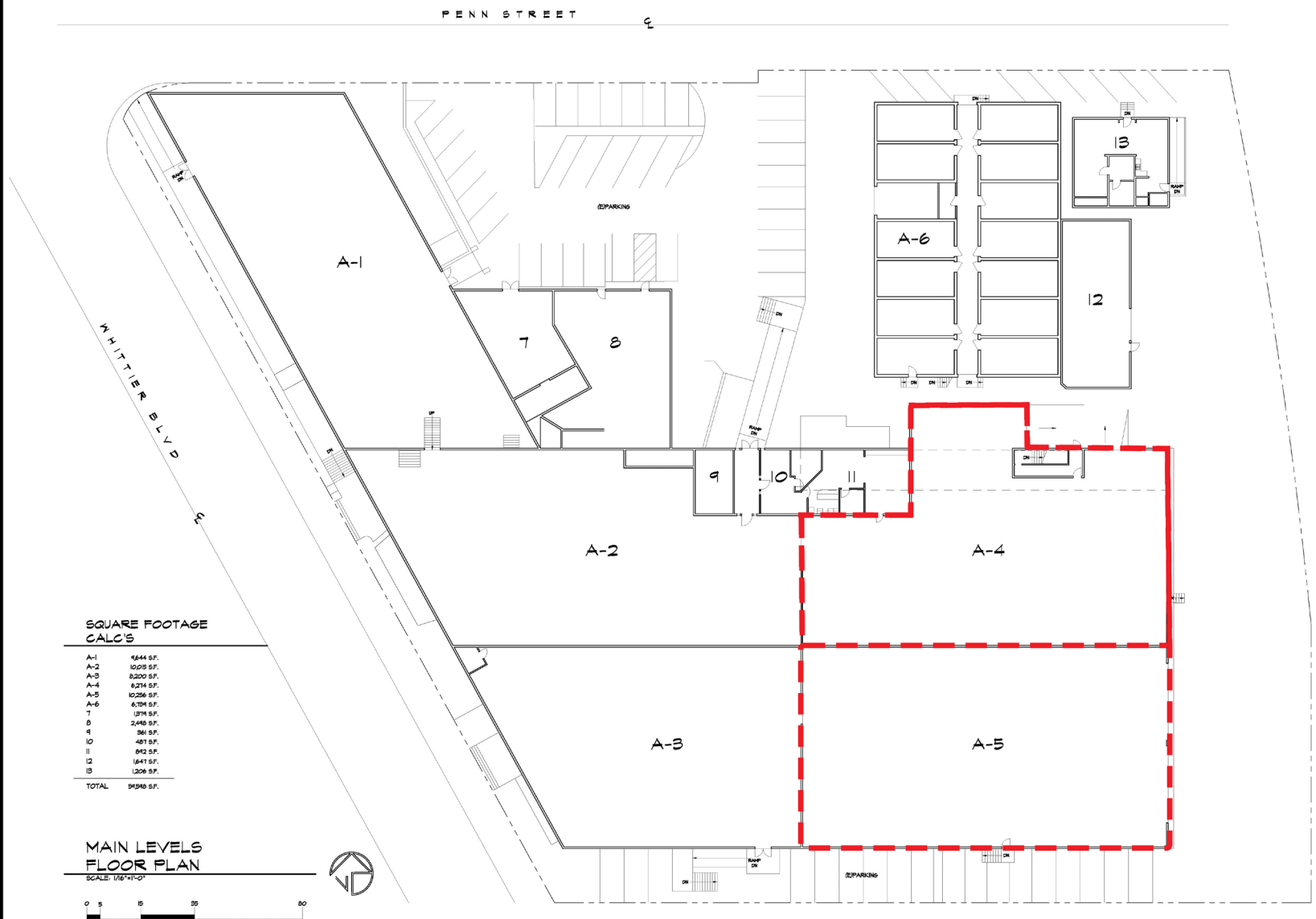
AVAILABLE FOR LEASE

Unit A4 - 6,274 SF

Unit A5 - 10,256 SF

Dock High Access
 Dramatic Wood Truss Ceilings
 Apprx. 11'-11" Floor to Truss

(E) UPPER FLOOR PLANS



**SQUARE FOOTAGE
 CALC'S**

A-1	4544 S.F.
A-2	10205 S.F.
A-3	8320 S.F.
A-4	6274 S.F.
A-5	10256 S.F.
A-6	6784 S.F.
7	1378 S.F.
8	2498 S.F.
9	561 S.F.
10	487 S.F.
11	842 S.F.
12	1647 S.F.
13	1208 S.F.
TOTAL	96588 S.F.

**MAIN LEVELS
 FLOOR PLAN**



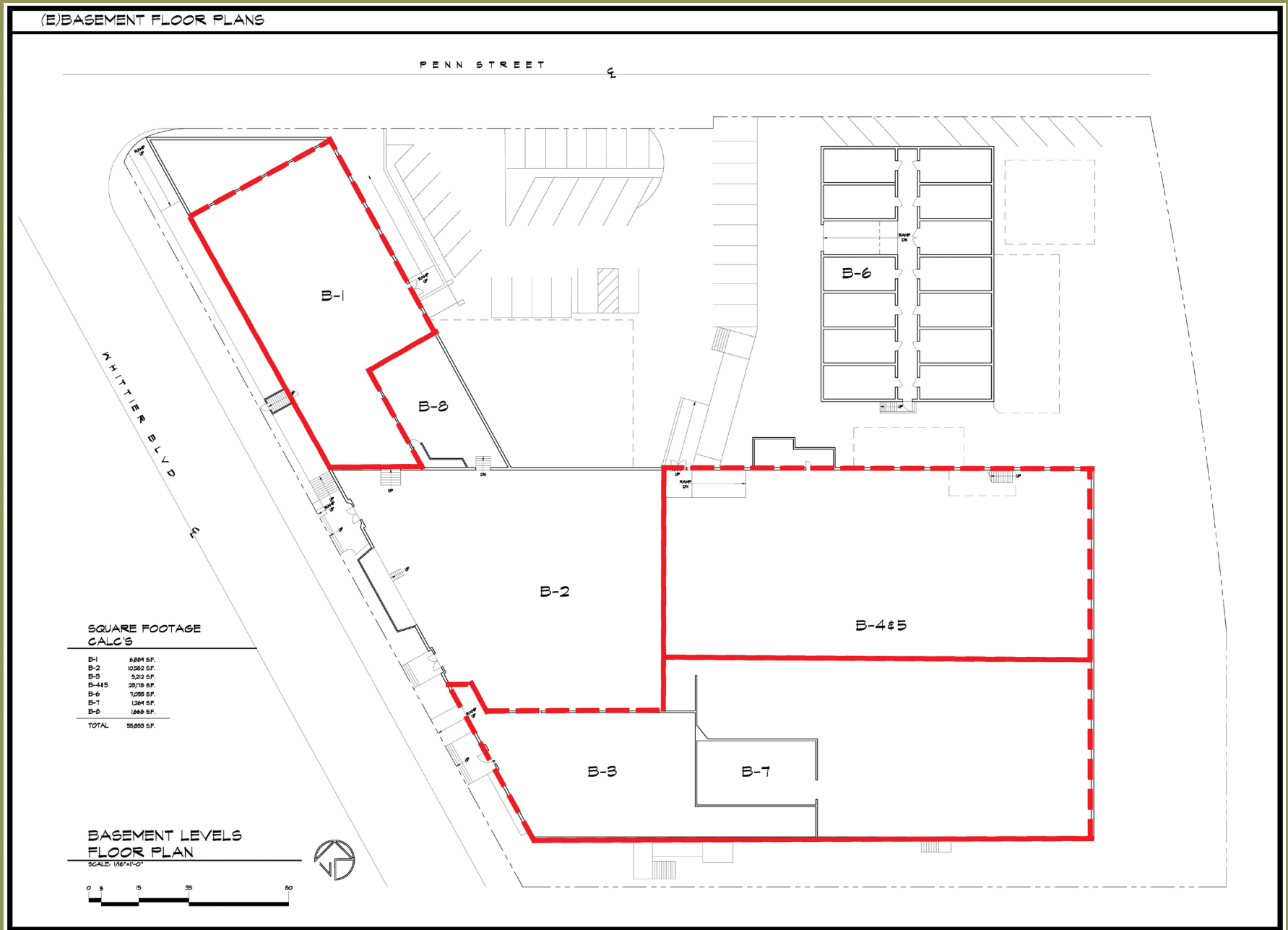
AVAILABLE FOR LEASE

Unit B1 - 6,889 SF Access from Whittier Blvd.

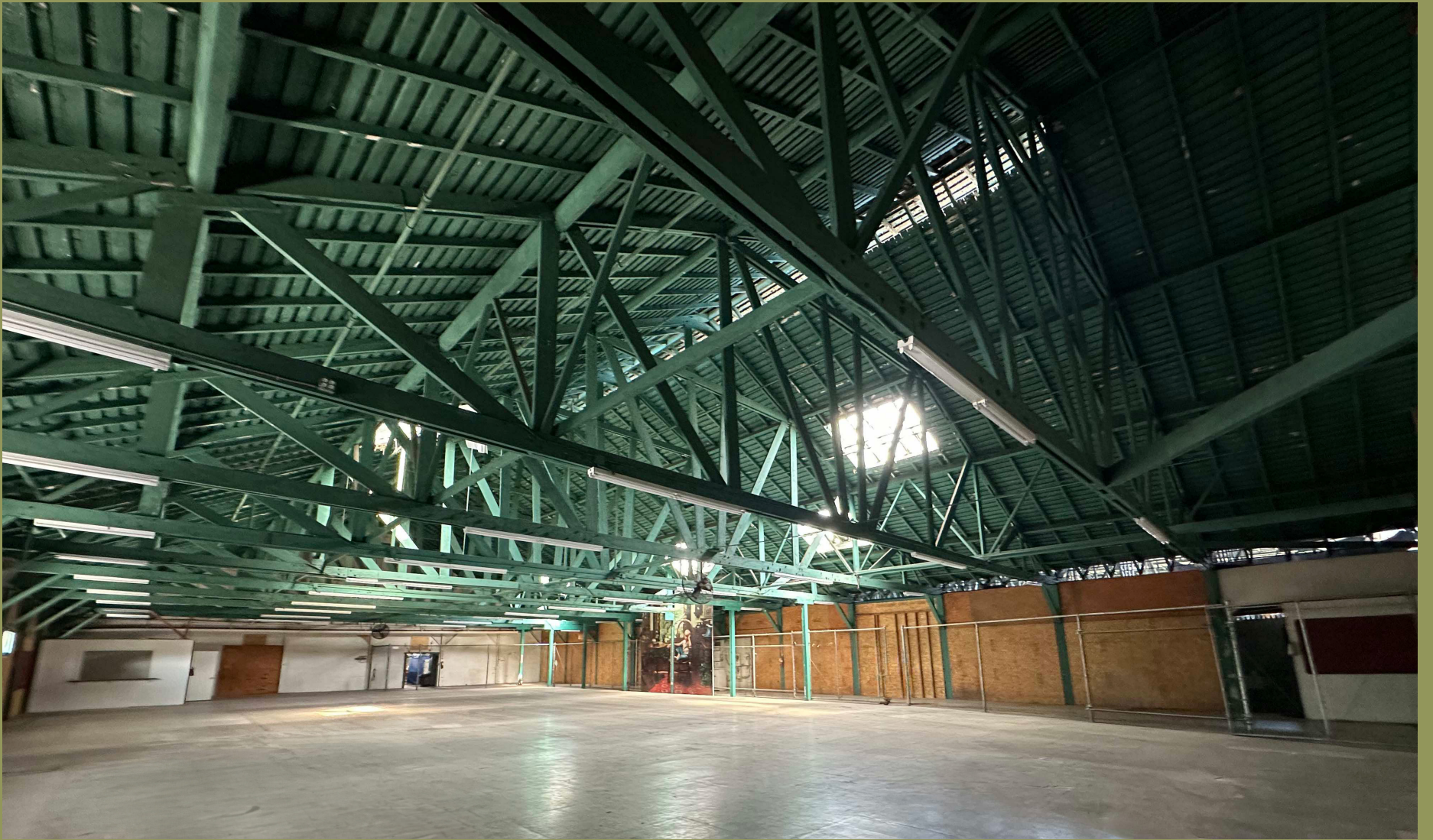
Unit B3 - 5,212 SF GL Roll-Up Drive-In Access

Unit B3 can be combined with

B4 & B5 for an additional 23,178 SF







Roman Ciuni

213.842.1539

roman@groundreview.com

Lic 01424416

Jason House

949.701.1793

jason@groundreview.com

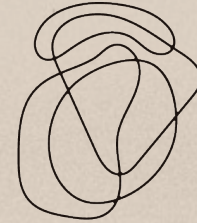
Lic 02059358

Shane Springer

949.279.0300

shane@groundreview.com

Lic 02189505



GROUND REVIEW

17322 Murphy Ave.

Irvine, CA 92614

@groundreview

groundreview.com

DISCLAIMER

This information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of lease or to impose upon Lessor, or any of their affiliates, any obligation to negotiate the lease of any property, and all offers to lease this property must be accepted by the Lessor in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Lessor reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this information package. Any party which may enter into any written agreement to Lease the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent lessee would be required to undertake in order to determine all facts which could have any effect upon the leasing or development of the subject property. Any prospective lessee ("Lessee") are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the usability or desirability of the property, including but not limited to the following items: size, condition of premises; storefronts; lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the premises for its intended use; utilities and services; grease interceptor; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; property rules and regulations; property taxes; specialty tax; and common area maintenance ("CAM") charges. If Lessee does not exercise these rights, Lessee is acting against the advice of Ground Review, LLC. Lessee understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the usability, value, or desirability of the property. Lessee and Lessor are aware that Ground Review, LLC does not guarantee, and in no way will assume responsibility for, the condition of the property. Ground Review, LLC has not and will not verify any of items listed above, unless otherwise agreed to in writing. This information package is subject to changes or withdrawals without notice and does not constitute a recommendation, endorsement, or advice as to the value or usability of the subject property by Ground Review, LLC, or the Lessor. This information package is the absolute property of Ground Review, LLC and may only be used by parties approved by Ground Review, LLC. No portion of this information package may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Ground Review, LLC, and Lessor.