

2601 SEQUOIA DRIVE | SOUTH GATE, CA



Part of Goldrich Kest's

+ **SOUTH GATE** Industrial & Business Park








±132,642 SF | FOR LEASE







GOLDRICH+KEST

CBRE

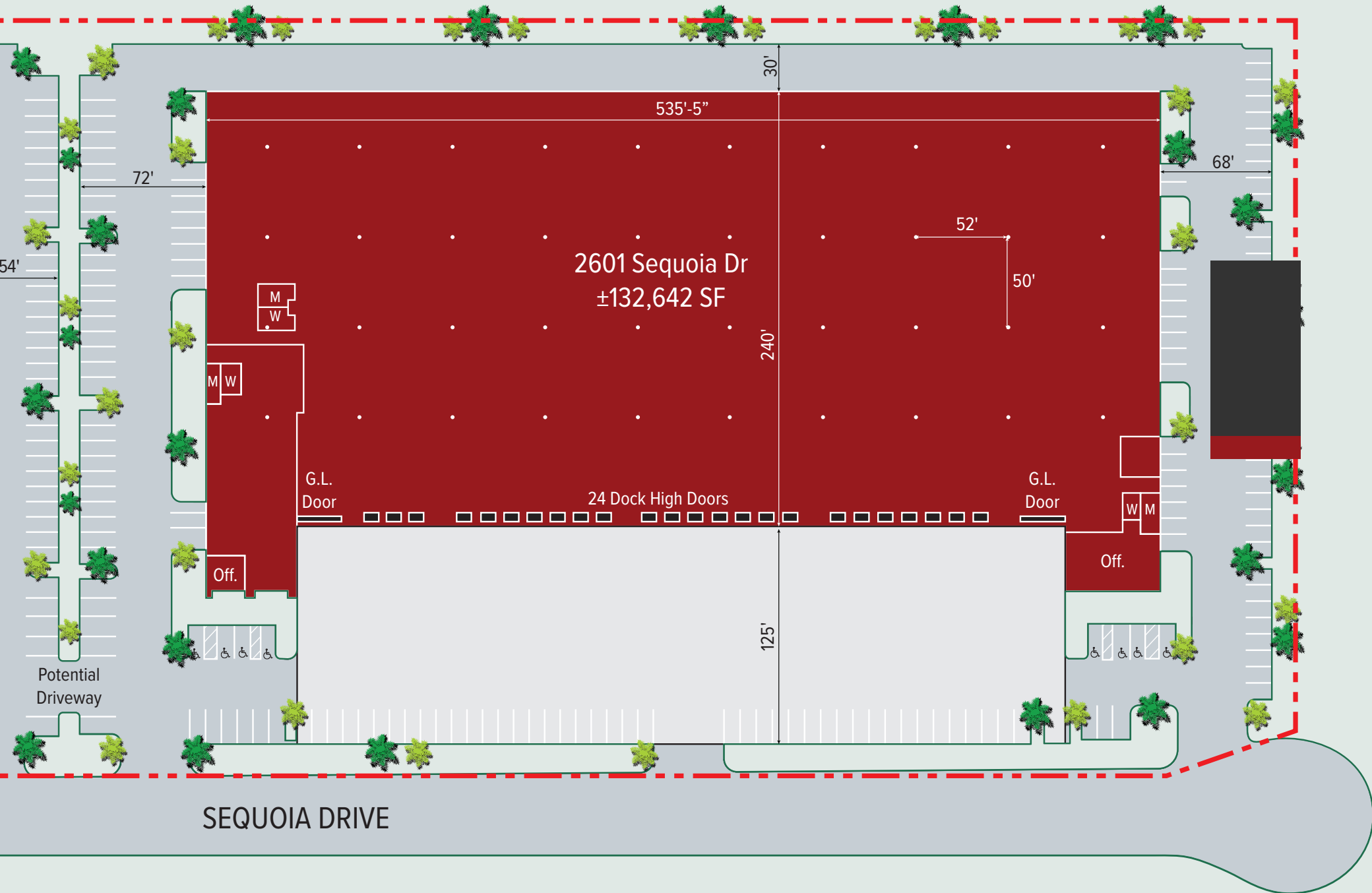


PROPERTY HIGHLIGHTS

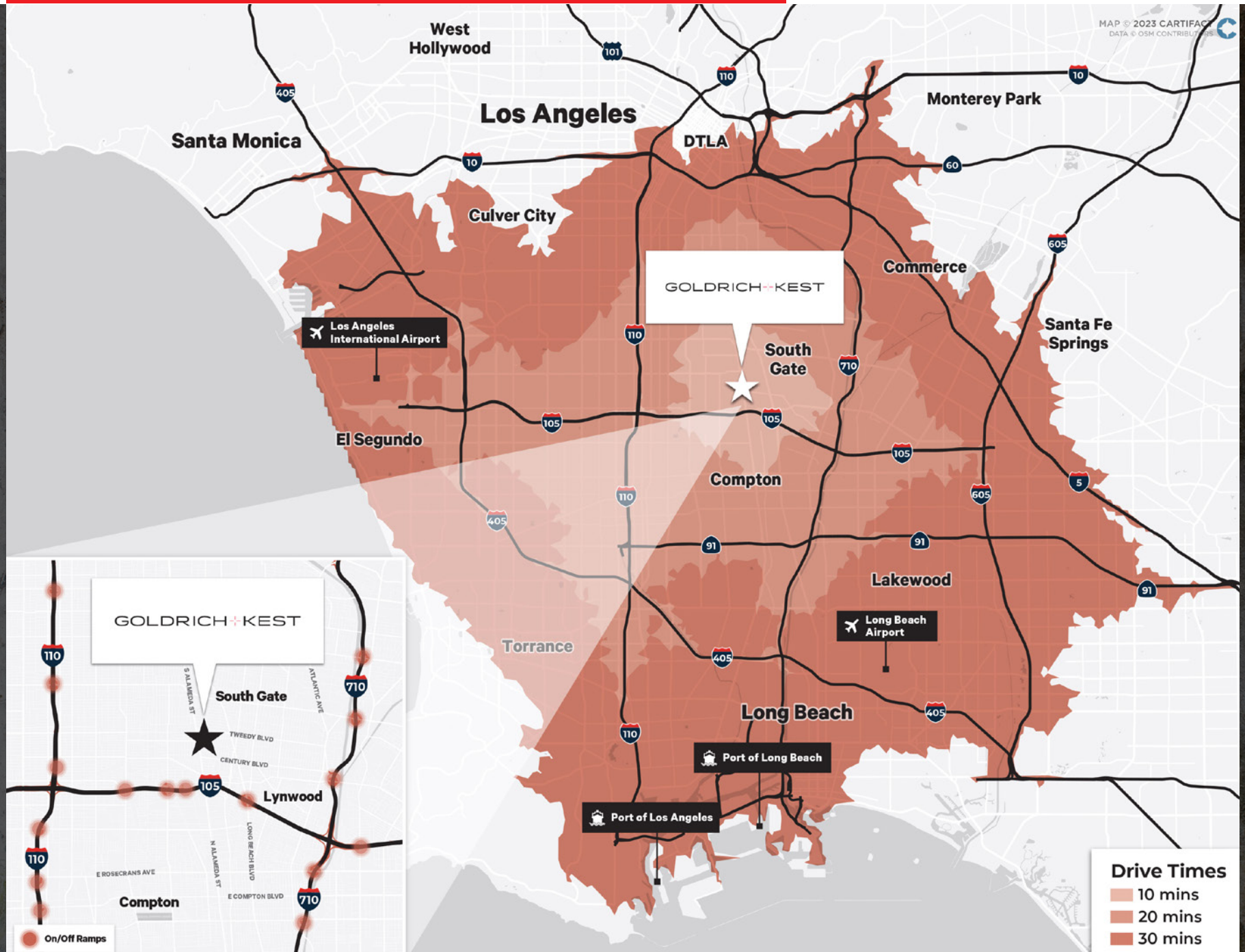
-  ±132,642 SF Free-Standing Class A Industrial Building
-  ±10,636 SF of Corporate-Image Office Space
-  24 Dock High Positions and 2 Ground Level Doors
-  30' Minimum Ceiling Clearance
-  ESFR Sprinkler System with K-14 Heads
-  Fully Fenced and Secured Concrete Loading Area
-  125' Truck Court with Dedicated Driveway for Truck Ingress/Egress

-  Warehousing/Distribution Uses Allowed
-  116 Striped Parking Spaces
-  Located on the Alameda Corridor with Convenient Access to 105, 110, 710 and 91 Freeways
-  12 miles to LAX, 17 miles to Ports of LA/LB, 10 miles to Downtown Los Angeles
-  Part of a Professionally-Owned and Managed Master-Planned Industrial Park
-  Extremely Low Operating Expenses!

SITE PLAN



REGIONAL | LOCAL LOCATION MAP





**2601 Sequoia Drive
South Gate, CA**

SEQUOIA DRIVE



ALAMEDA STREET

WISCONSIN AVE

FOR MORE DETAILS, PLEASE CONTACT:

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