

**FOR SALE OR LEASE**

**±292,303 SF INDUSTRIAL BUILDING ON ±13.49 AC**



**WHITTIER BOULEVARD BUSINESS CENTER**  
12352 Whittier Blvd, Whittier, CA

State-of-the-Art Industrial Development | Fully-Entitled Land





# Project Features

CBRE is pleased to announce an excellent, state-of-the-art design and construction development opportunity by Western RealCo. The  $\pm 292,303$  SF class "A" industrial building, situated on  $\pm 13.49$  AC in Whittier, CA, is available for custom build-to-suit and can accommodate a variety of specialized uses and occupancy. Whittier Boulevard Business Center is ideal for Corporate Headquarters, Advanced Manufacturing, Food & Beverage, Temp Controlled Storage, Bio-Tech and Life Sciences, Research & Development, and Ancillary Warehouse Uses.

**FULLY-ENTITLED land is available for purchase for custom development.**



## Building Size

$\pm 292,303$  SF State-of-the-Art Class A Industrial Building



## Sprinklers

ESFR Fire Sprinkler System



## Office Space

$\pm 6,756$  SF Two-Story Office  
• 1st Floor:  $\pm 3,412$  SF  
• 2nd Floor:  $\pm 3,344$  SF



## Parking

417 Total Parking Stalls  
(1.4:1,000 SF Ratio)



## Warehouse Clearance

32' Minimum Warehouse Clearance



## Truck Court

$\pm 143'$  Truck Court



## Dock-High Loading

Twenty-Four (24) Dock-High Doors



## Power

3,000 Amps  
277/480 Volt Power Supply



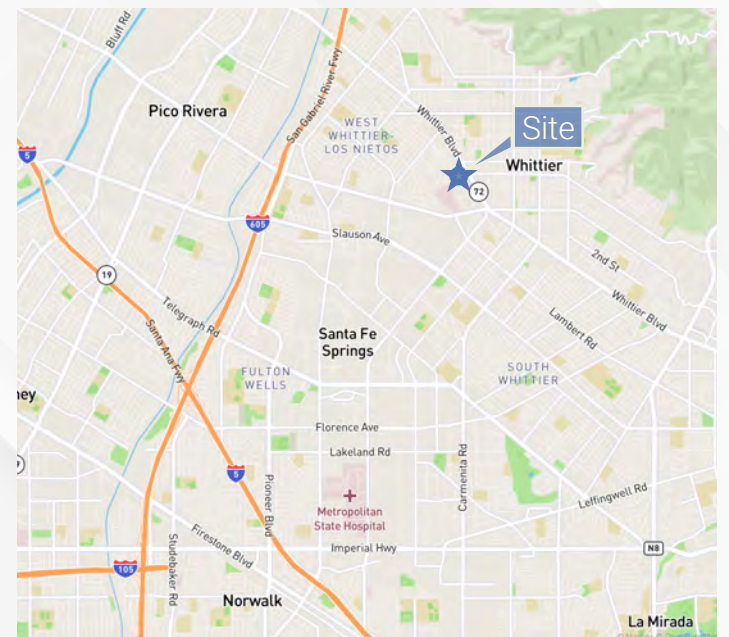
## Grade-Level Loading

Two (2) Grade-Level Doors



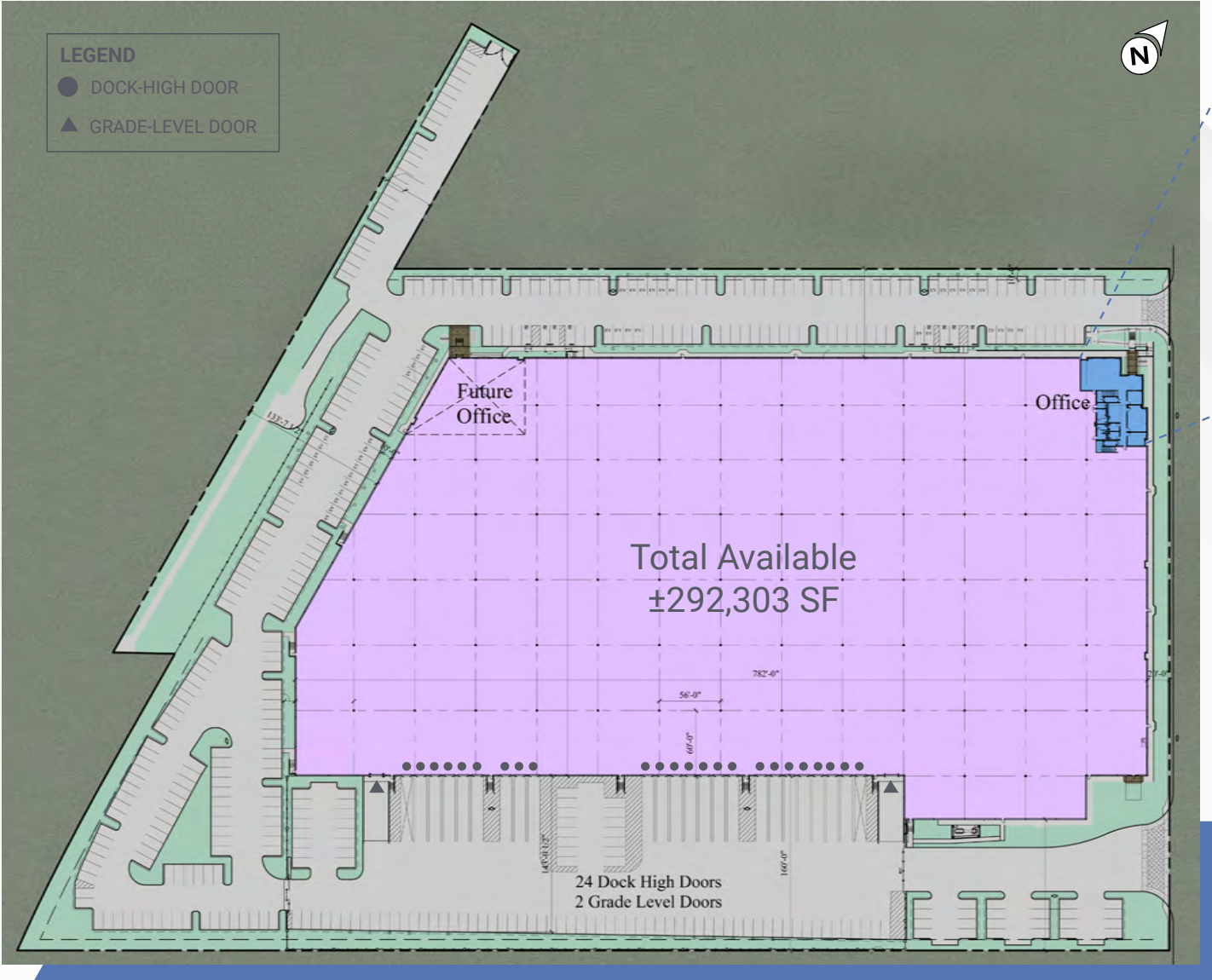
## Access

Close Proximity to 57 Freeway & Imperial Highway

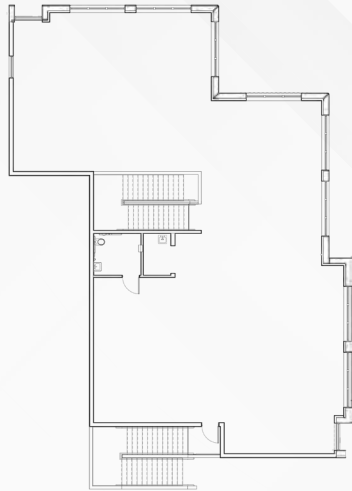


# Site Plan

1st Floor Office

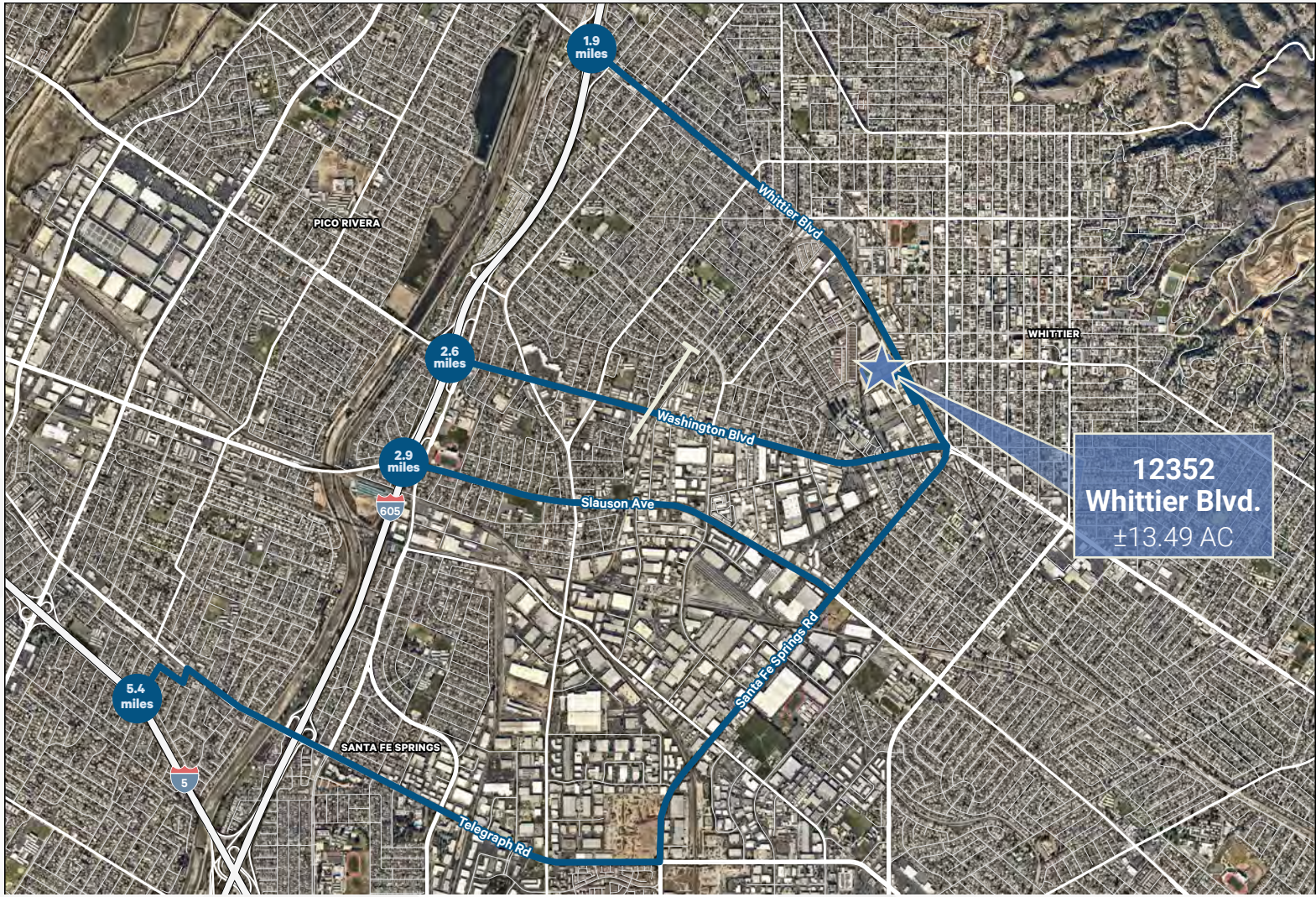


2nd Floor Office





# Transportation Map



IDEAL HEADQUARTERS  
LOCATION

AVAILABLE FOR CUSTOM  
BUILD-TO-SUIT



Can Accommodate  
Specialized Uses &  
Occupancy



Food / Beverage



Temp Controlled  
Storage

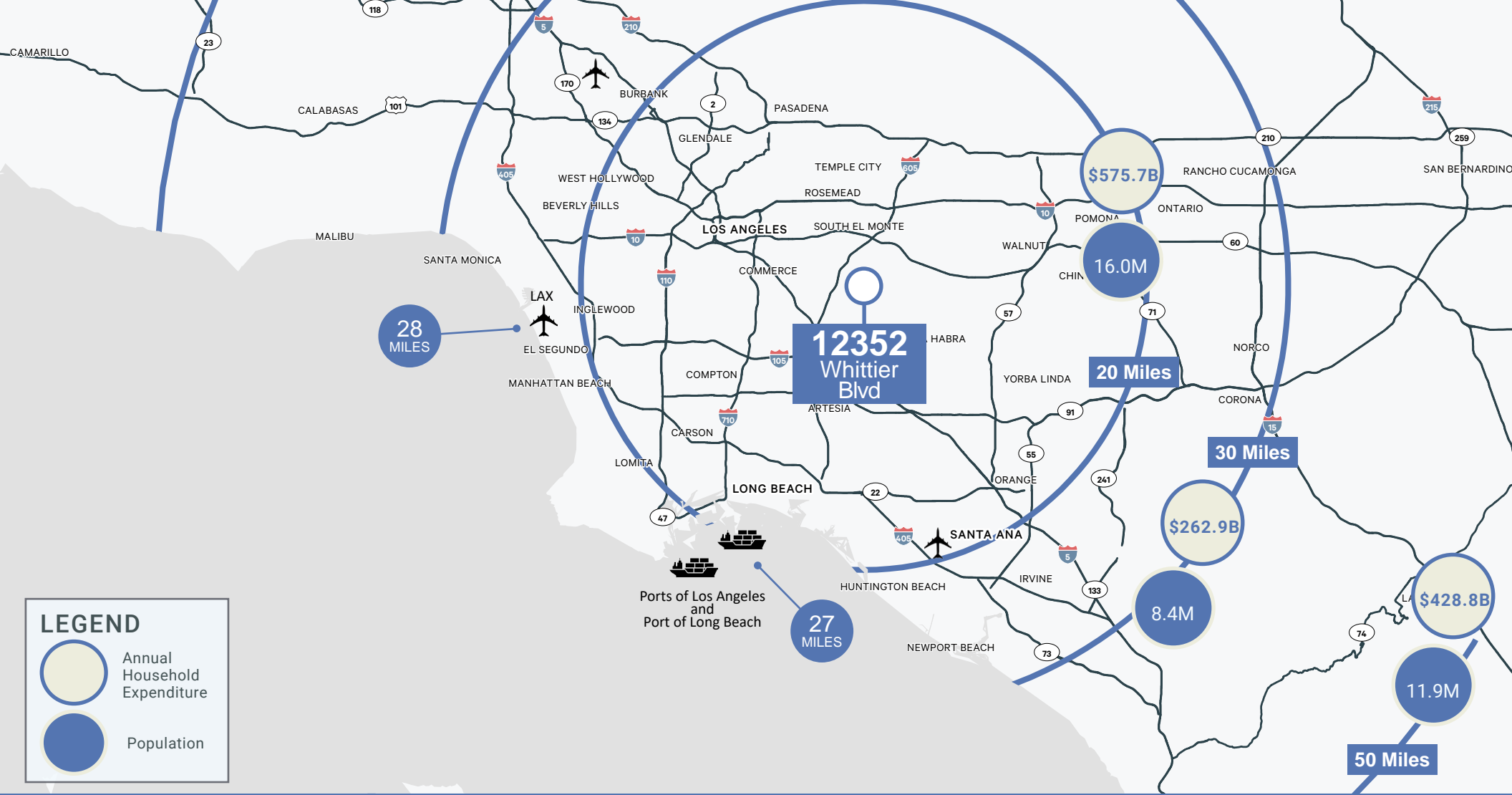


Life Science



Advanced  
Manufacturing





## CONTACT US

### Ben Seybold

Executive Vice President  
 +1 714 371 9233  
 ben.seybold@cbre.com  
 Lic. 01081310

### Sean Ward

Executive Vice President  
 +1 714 371 9222  
 sean.ward@cbre.com  
 Lic. 01415499

### Rick McGeagh

Executive Vice President  
 +1 310 363 4878  
 rick.mcgeagh@cbre.com  
 Lic. 00912627

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

