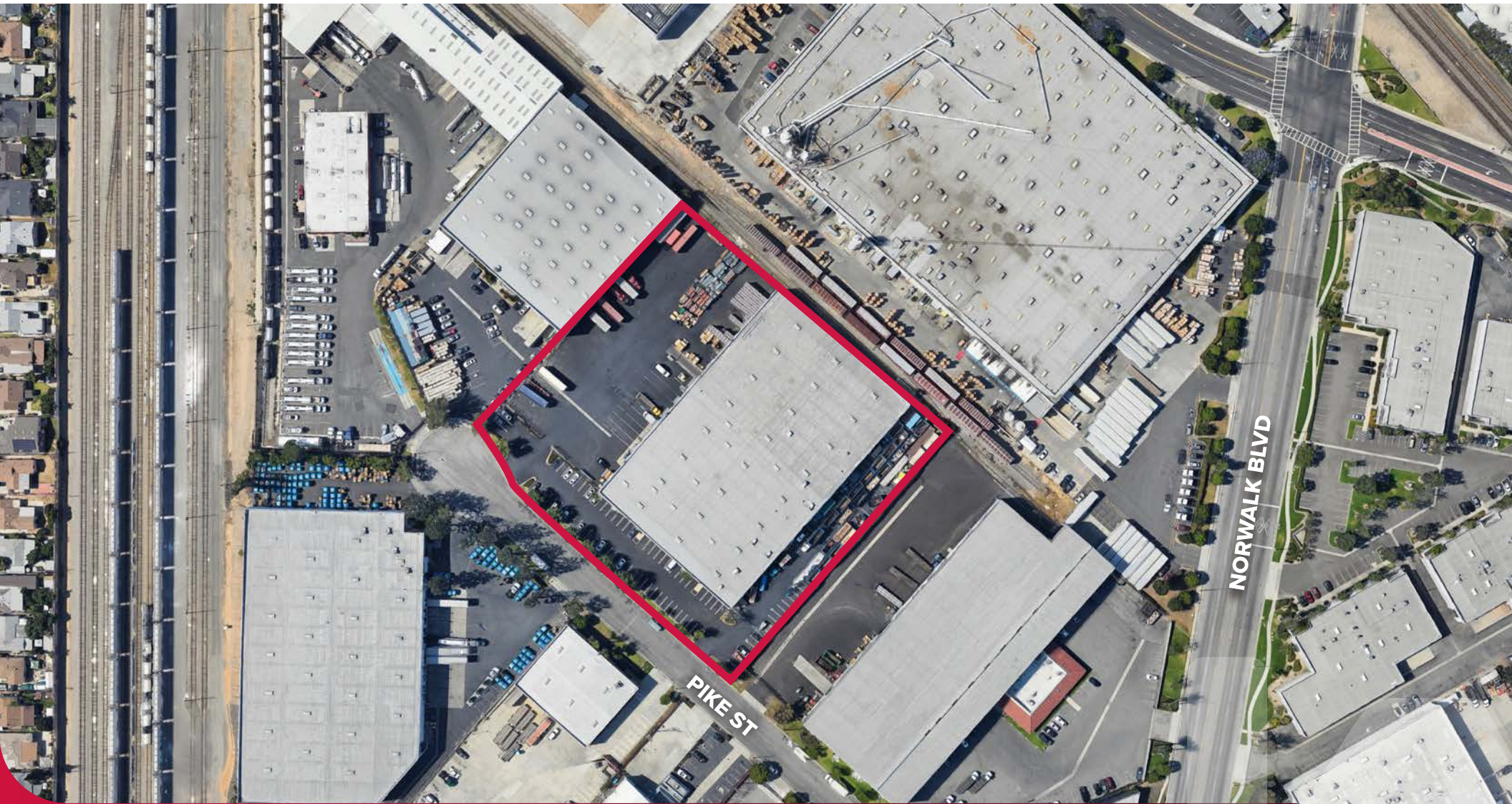


FOR LEASE

**±75,000 SF INDUSTRIAL BUILDING
ON ±184,911 SF OF LAND**



11641 PIKE ST | SANTA FE SPRINGS | CA 90670

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

±75,000 SF INDUSTRIAL BLDG ON ±184,911 SF OF LAND

FOR LEASE



Great Distribution Building/155' Truck Court



Extra Large Parcel With Fenced Yard/ Building Will Be Refurbished



Dock High & Ground Level Ramp Loading



Great Freeway Access Off The 605/ 5 Freeways



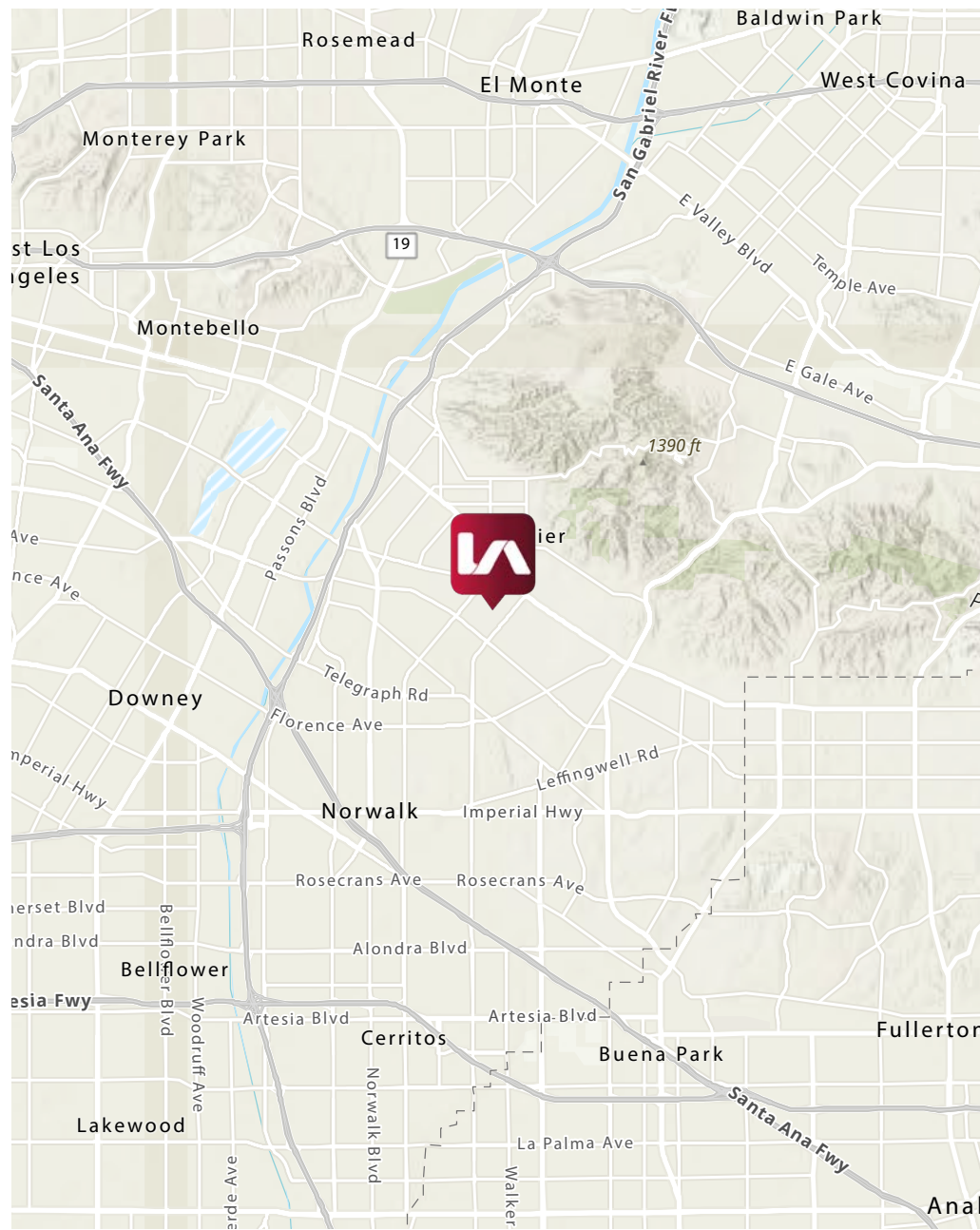
41% Coverage, Edge of Dock Plates On All Doors



New Office Will Be Constructed

PROPERTY INFORMATION

Available SF	±75,000 SF	Vacant	No
Minimum SF	±75,000 SF	For Sale	No
Op. Ex.	\$0.17 PSF	Parking Spaces	170
Clear Height	22'	Rail Service	Possible
Sprinklered	Yes	GL Doors	1
Prop Lot Size	±184,911 SF	DH Doors	7
Term	5 Years Submit	Construction Type	Tilt-Wall
Yard	Fenced / Paved	Specific Use	Warehouse Distribution
Lease Type	Net	Warehouse AC	No
Office SF	±2,069 SF	Zoning	M2
Restrooms	3	Market/Submarket	LA East
Possession Date	3/1/2026	APN	8002-013-009
		Power	A: 1600 V: 277/480 O: 3 W: 4



FOR LEASE

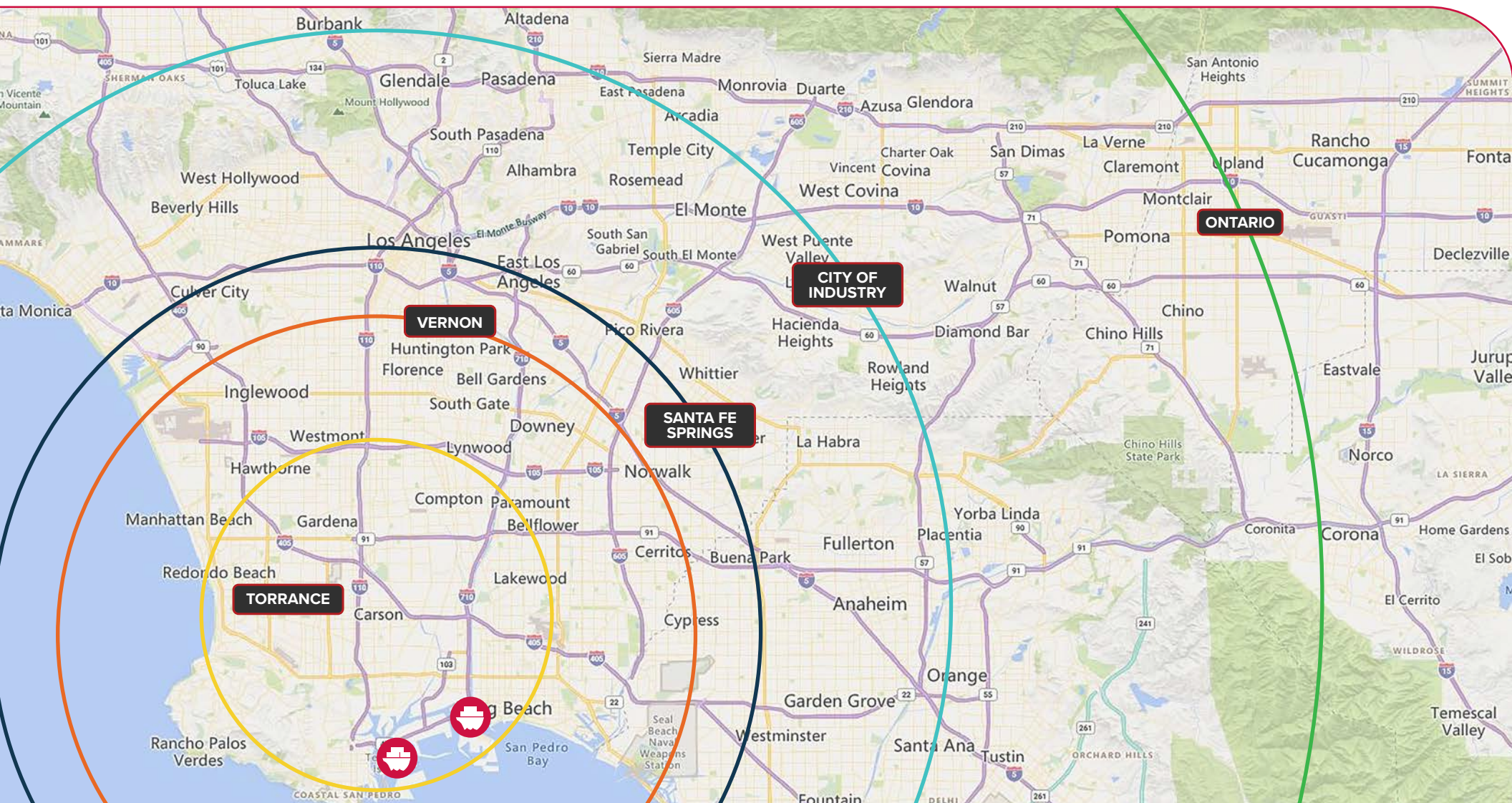
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±75,000 SF INDUSTRIAL BLDG ON ±184,911 SF OF LAND

FOR LEASE

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.