



99,520 SF For Lease

2700 Sequoia Drive, South Gate, CA



## Property highlights

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99,520 SF building on 4.89 acres of land

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30' minimum clearance

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±7,038 SF of office space

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15 dock-high doors,

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1 ground level door

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.2/1500 GPM calculated fire sprinkler

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Built in 1999

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Secured yard

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3,000 amps, 277/480 volt (verify)

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225 parking spaces

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Light industrial zoning

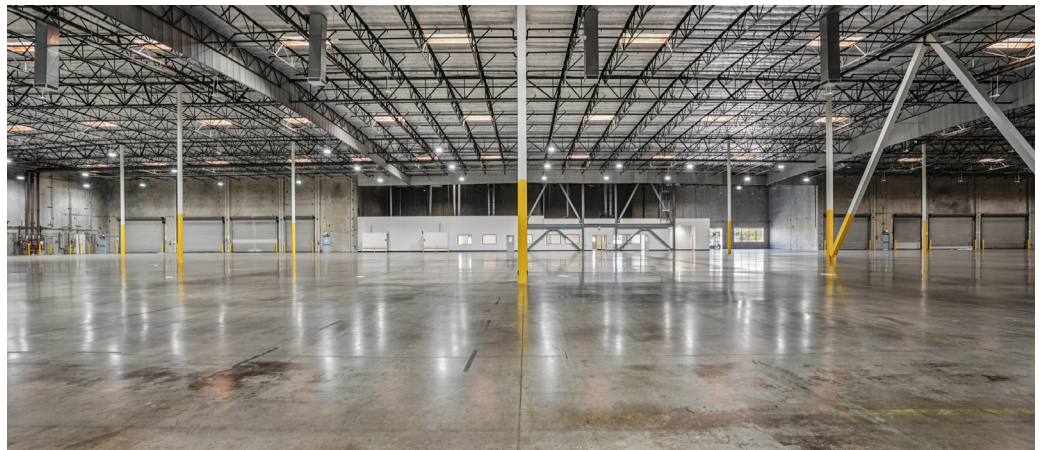
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Immediate access to I-710 and I-105

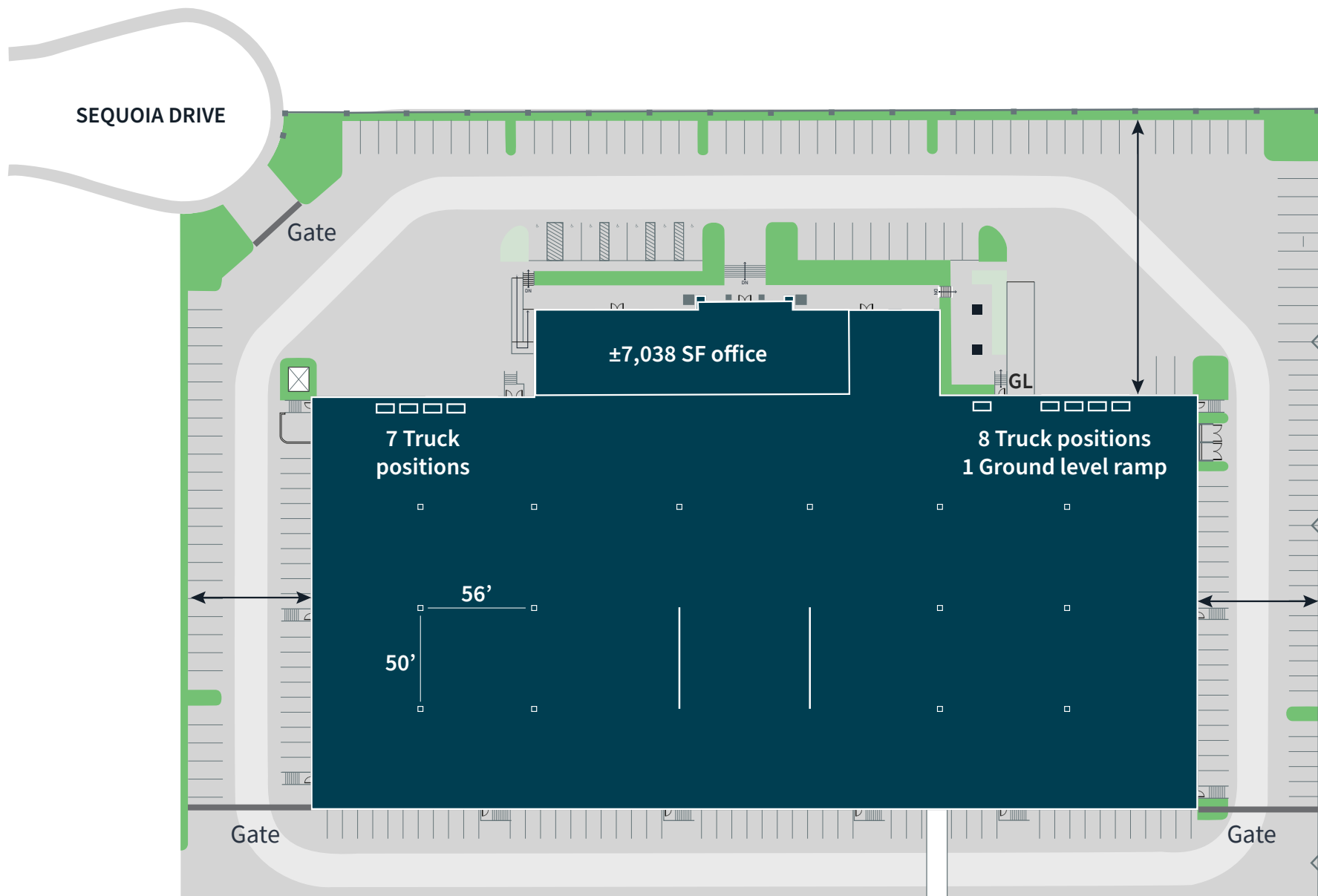
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\$1.10 NNN + \$0.15 Opex

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Site plan



# Location





2700 Sequoia Drive

Sequoia Drive

Alameda Corridor

N. Alameda Corridor

S. Alameda Corridor

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