

Available SF 161,610 SF

Industrial For Lease & For Sale

Building Size 161,610 SF



Address: 12252 Whittier Blvd, Whittier, CA 90606

Cross Streets: Whittier Blvd/Penn St

4000 Amps of Power
ESFR Sprinkler System
Large Fenced Yard and Abundant Car Parking
Close Proximity to 605 & 5 Fwys

Lease Rate/Mo: \$242,415
Lease Rate/SF: \$1.50
Lease Type: NNN / Op. Ex: \$0.33
Available SF: 161,610 SF
Minimum SF: 161,610 SF
Prop Lot Size: 6.21 Ac / 270,556 SF
Term: 5-10 years
Sale Price: TBD
Sale Price/SF: TBD
Taxes: \$349,075
Yard: Fenced / Paved
Zoning: SP

Sprinklered: ESFR
Clear Height: 30'
GL Doors/Dim: 3
DH Doors/Dim: 21
A: 4000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2004
Whse HVAC: No
Parking Spaces: 275 / Ratio: 1.7:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 8,000 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 2,553 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8170026009

Listing Company: CBRE - El Segundo

Agents: [Bret Quinlan 310-363-4962](mailto:bret.quinlan@cbre.com), [James Hooks 310-897-1789](mailto:james.hooks@cbre.com), [Rick McGeagh 310-363-4878](mailto:rick.mcgeagh@cbre.com), [Cameron Merrill 310-363-4799](mailto:cameron.merrill@cbre.com)

Listing #: 42072098

Listing Date: 03/07/2025

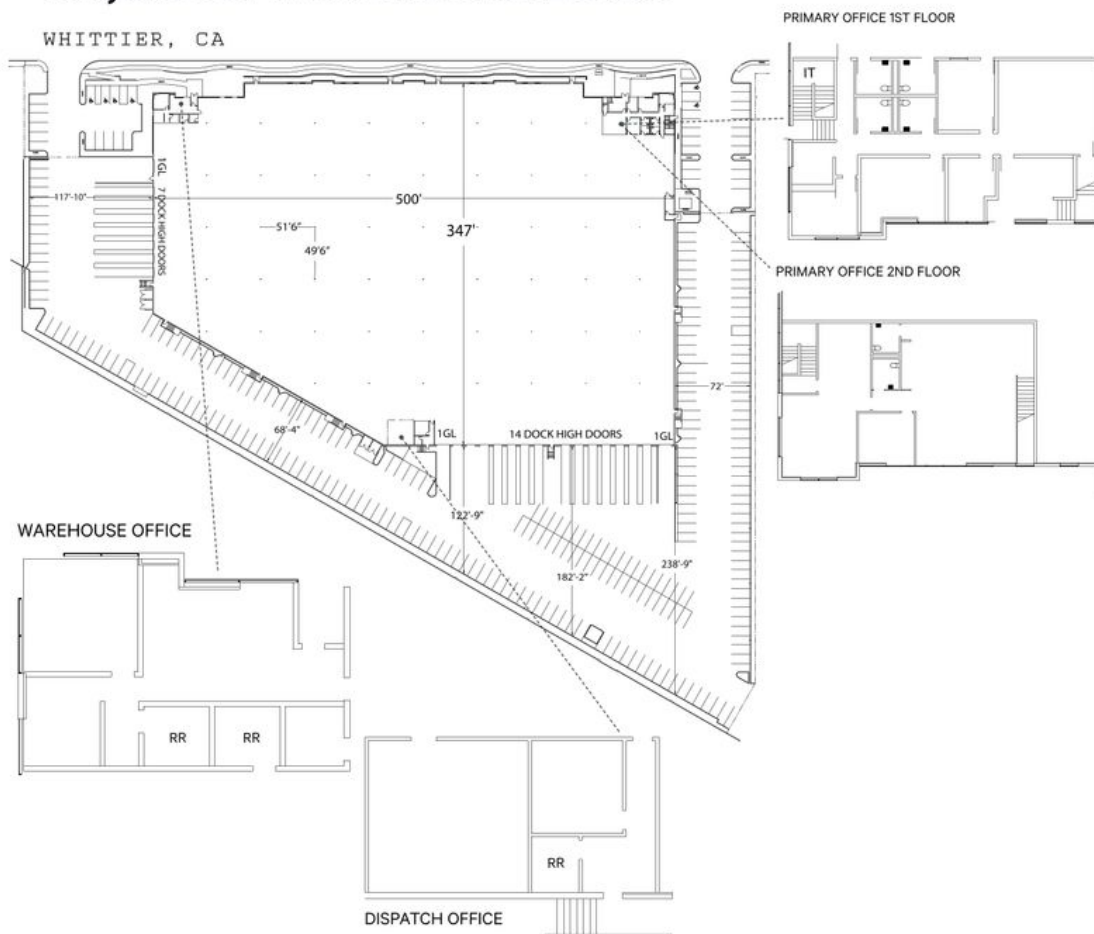
FTCF: CB300N000S000

Notes: Additional listing agent: Jenny Edwards (CBRE). All measurements are approximate. Tenant to verify all information. Call broker to show.

12252 Whittier Blvd

161,610 SF Available for Lease

WHITTIER, CA



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