



335,905 SF SITE AVAILABLE FOR LEASE

58,225 SF BUILDING ON ±7.7 ACRES

PREMIER TRANSLOAD WAREHOUSE DISTRIBUTION FACILITY

14434 - 14527 San Pedro Street, Unincorporated Los Angeles County





WAREHOUSE DISTRIBUTION FACILITY

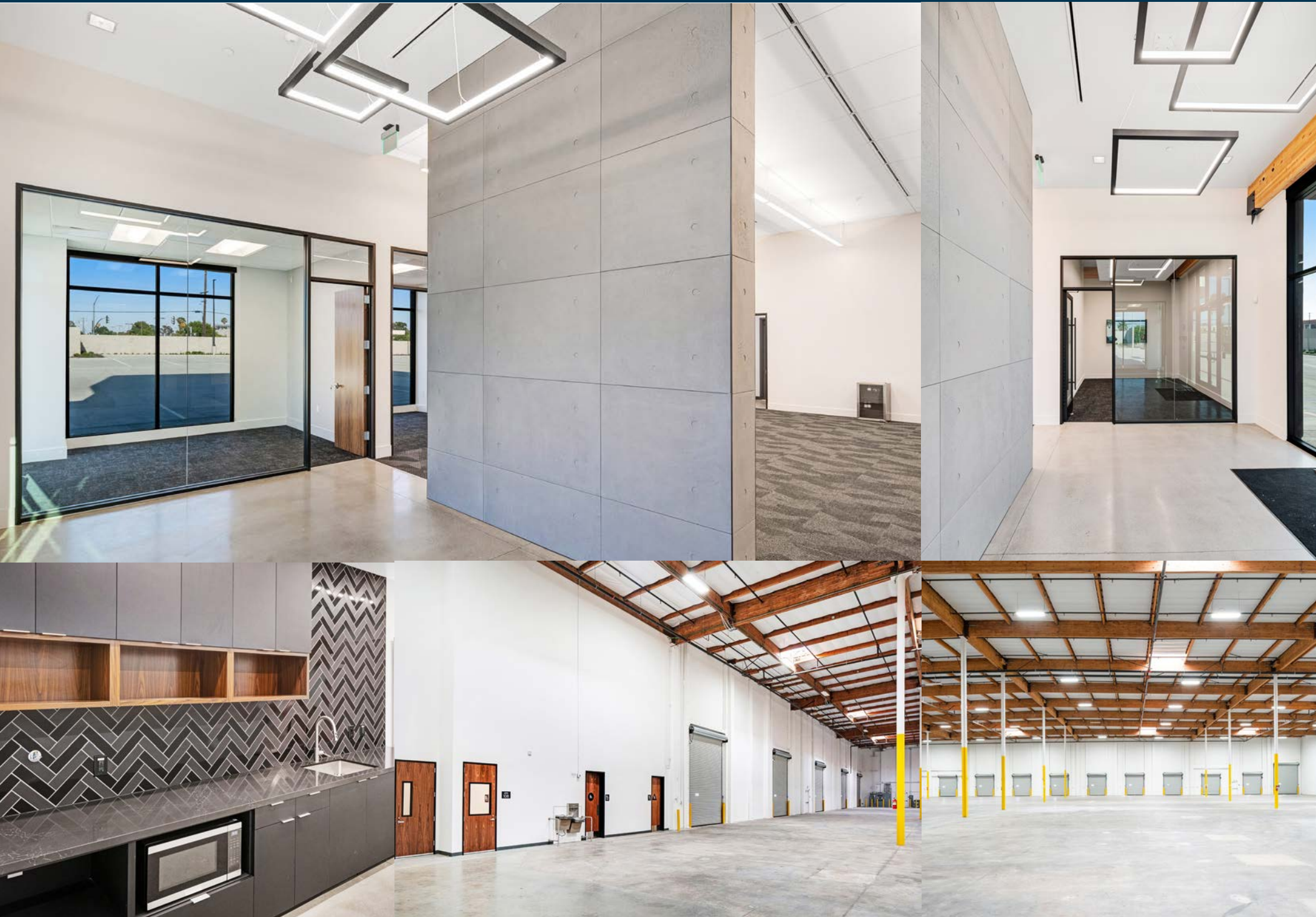
- Building Size: 58,225 SF Cross Dock Configuration
- Land Size: ± 7.7 Acres (335,905 SF)
- 2,715 SF Office
- 21 Dock High Positions (4 with Pit Levelers)
- 3 Grade Level Doors (1 Ramped)
- 28' Minimum Warehouse Clearance
- ESFR K-25 Fire Sprinkler System
- LED Lighting
- 3000 Amp Capacity, 277/480V
- Concrete Parking and Loading Areas at 14527
- Complete Redevelopment
- Two Secured Fenced Yards
- Designed to Achieve LEED Gold Certification
- Premier Location Central to All of Los Angeles, Ports of Los Angeles and Long Beach, and LAX
- 659 Million Square Feet of Industrial Product Within 20 Miles (Per CBRE Research Dept.)
- 2.6 Million Households Within 20 Miles



E Rosecrans Ave

S Avalon Blvd

San Pedro St





BUILDING
58,225 SF

LAND
335,905 SF

PARCEL 1
231,918 SF

PARCEL 2
103,987 SF

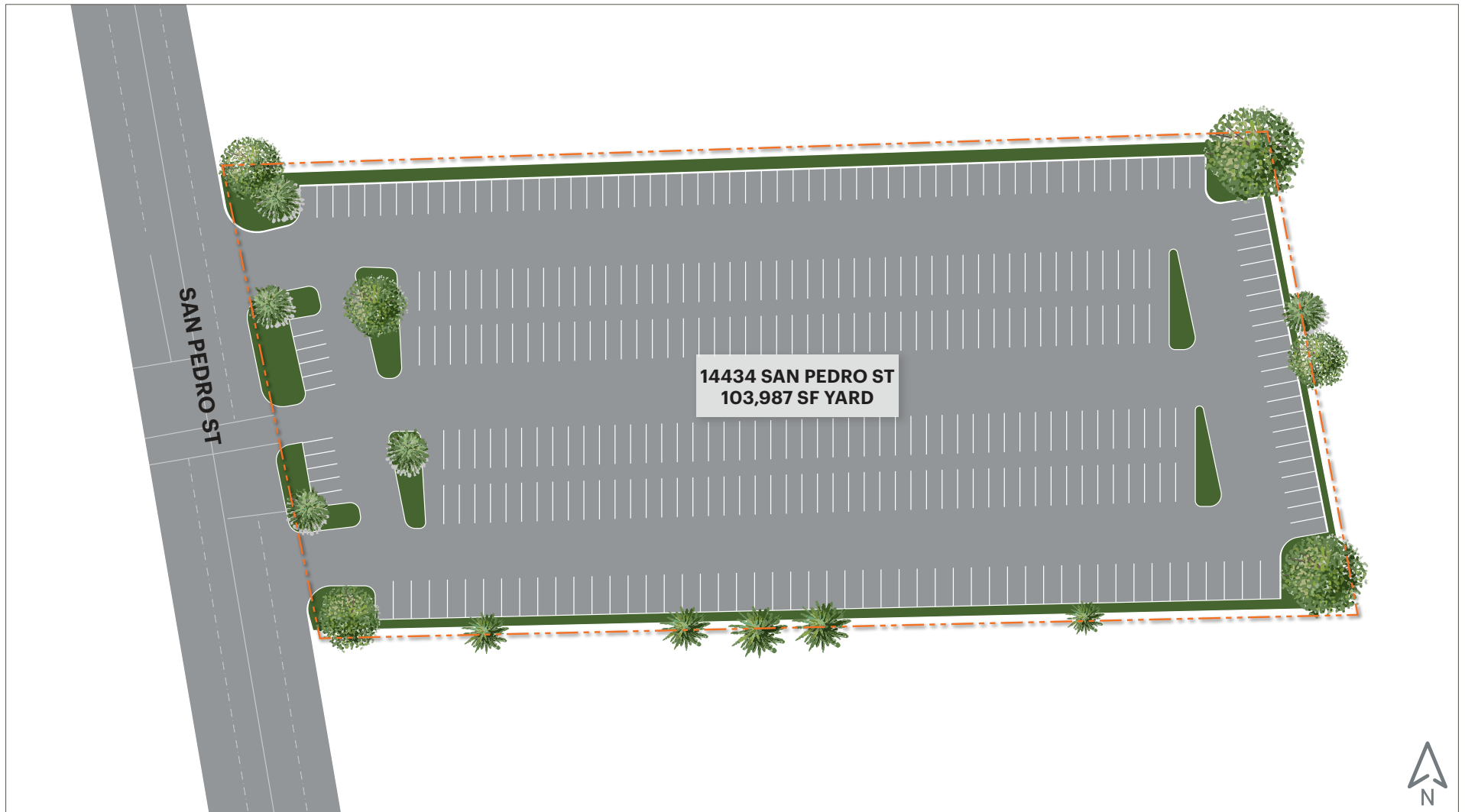


WAREHOUSE
58,225 SF

LAND
231,918 SF

▲ Dock High
■ Ground Level

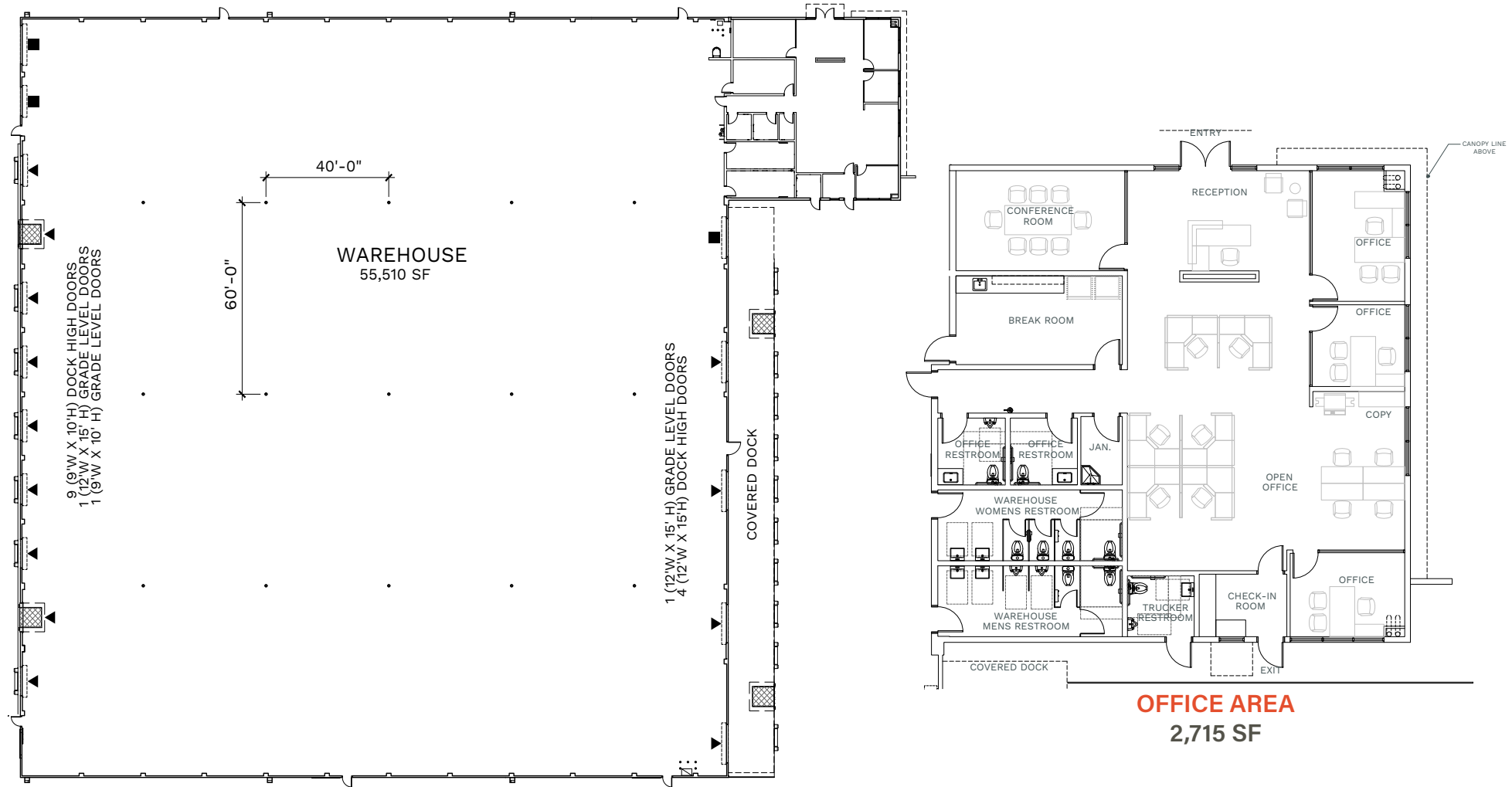
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



LAND
103,987 SF

PARKING
272 Stalls

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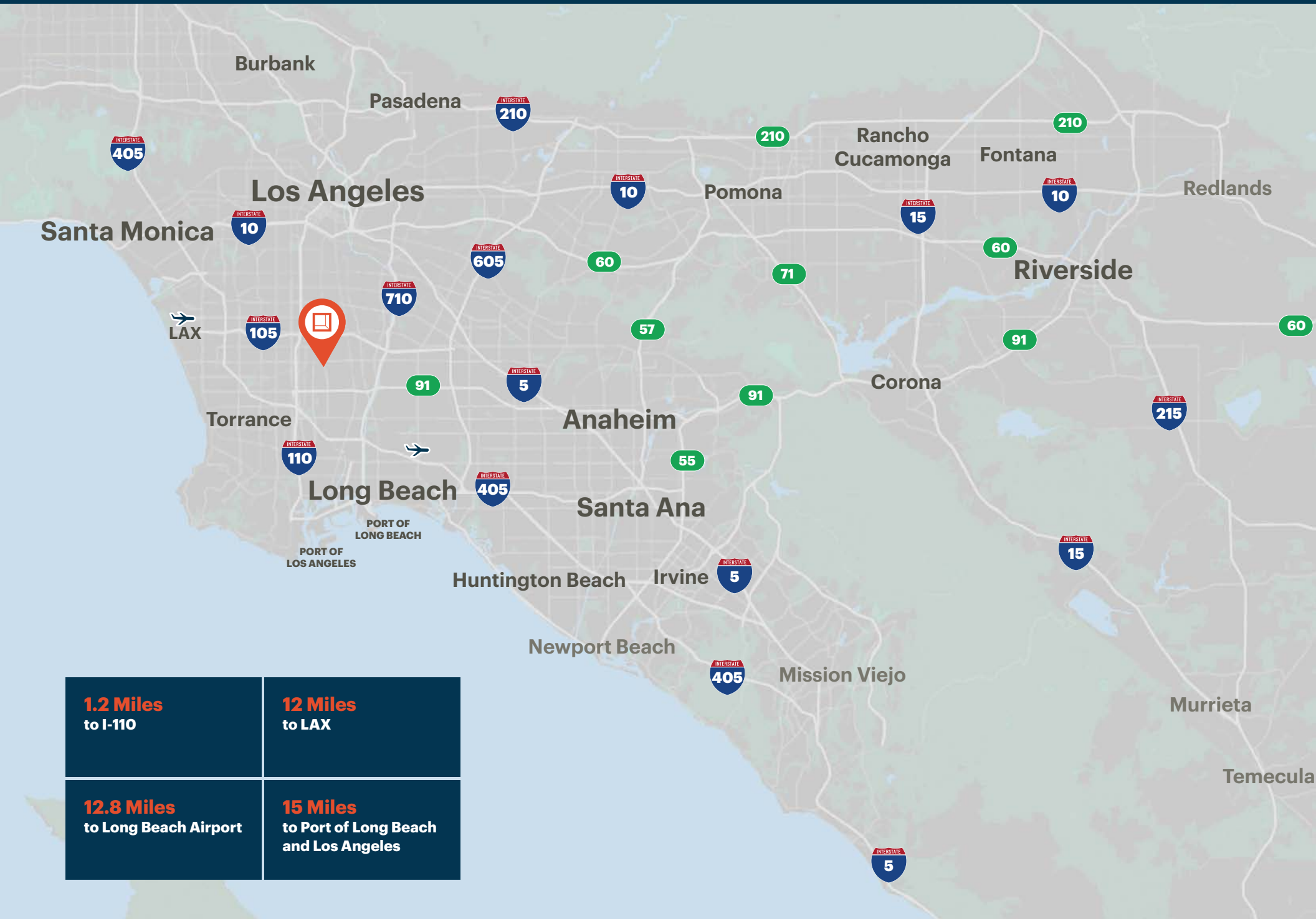
WAREHOUSE
55,510 SF

OFFICE
2,715 SF

TOTAL
58,225 SF

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**1.2 Miles
to I-110**

**12 Miles
to LAX**

12.8 Miles
to Long Beach Airport

15 Miles
to Port of Long Beach
and Los Angeles



**Rexford
Industrial**

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