

FOR LEASE

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JLL



HERITAGE SPRINGS BUSINESS PARK

12301 HAWKINS STREET

SANTA FE SPRINGS, CA

132,888 SF Class A Industrial Warehouse + Expansive Office

Jones Lang LaSalle Brokerage, Inc. #01856260

132,888 SF FREESTANDING INDUSTRIAL WAREHOUSE WITH SINGLE STORY OFFICE

ULTIMATE FLEXIBILITY & SPEED TO MARKET

Experience the unrivaled flexibility of a market-leading plug and play warehouse



Refurbishment Underway

The office space and warehouse are undergoing a comprehensive interior and exterior refurbishment.

Prime Location

Strategically placed for excellent access to the 5, 605, 91 and 105 freeways.

Speed to Market

This immediately available space provides a “plug and play” solution that allows for a swift start to operations, reducing any potential downtime.

Dense Working Population

Strategically situated within “business friendly” Santa Fe Springs, this location offers accessibility to a robust labor market.

Last Mile Opportunity

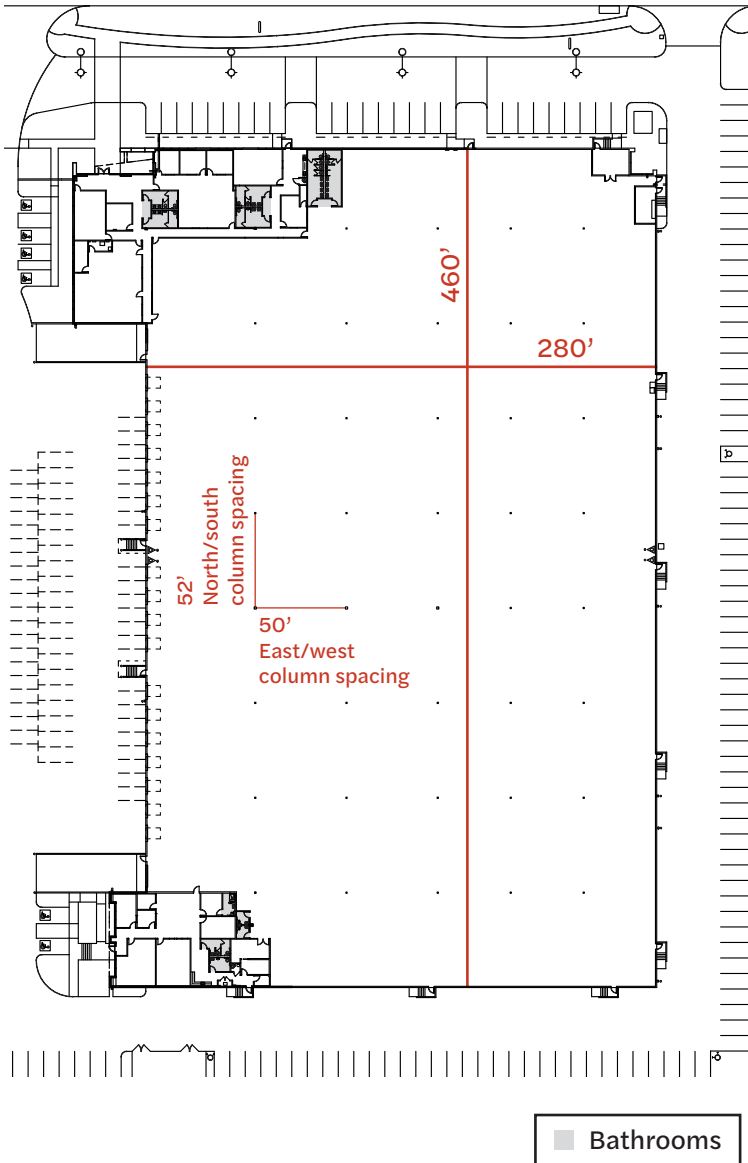
Direct access to over 14 million people within 50 miles of the site, offering prime opportunity for last-mile logistics.

Property Features:

- Available Building: 132,888 SF
- Freestanding Industrial Building
- Site Size: 5.4 Acres
- Office Size: 12,004 SF (can be modified)
- Ceiling Height: 30' Clearance
- Dock High Loading: 18 positions
- Ground Level Loading: 2 positions
- Power: 800 amp, 277/480 volt, 3 phase power
- ESFR Fire Sprinkler System
- 175 Parking Spaces

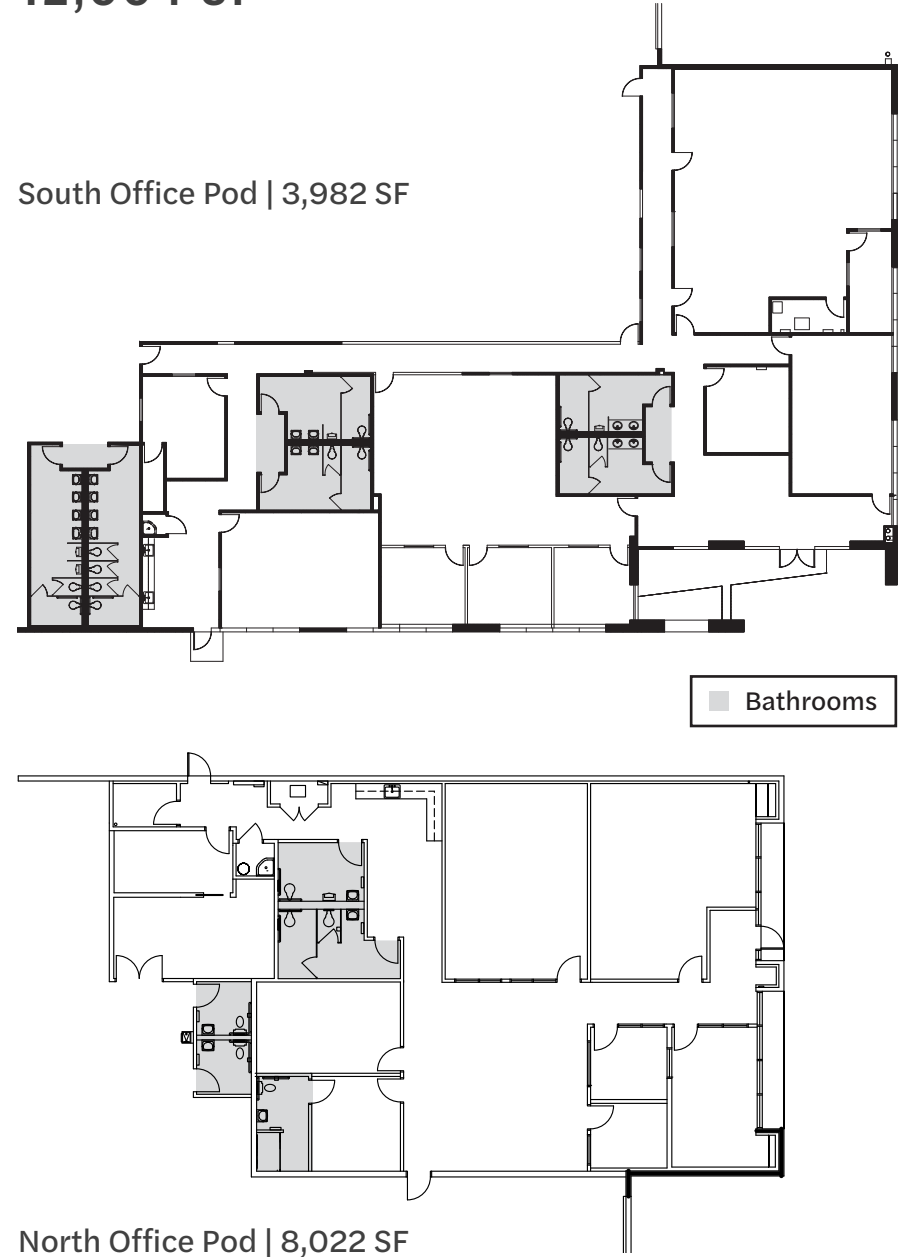
SITE PLAN

132,888 SF



OFFICE PLAN

12,004 SF



SITE INFORMATION



M2 zoning



18 dock high doors



Door-to-floor ratio: 1:7, 380 SF



5.4 AC lot – total site area



2 ground level doors



800 amp, 277/480 volt,
3 phase power



Potential divisibility allows
for multiple size segments



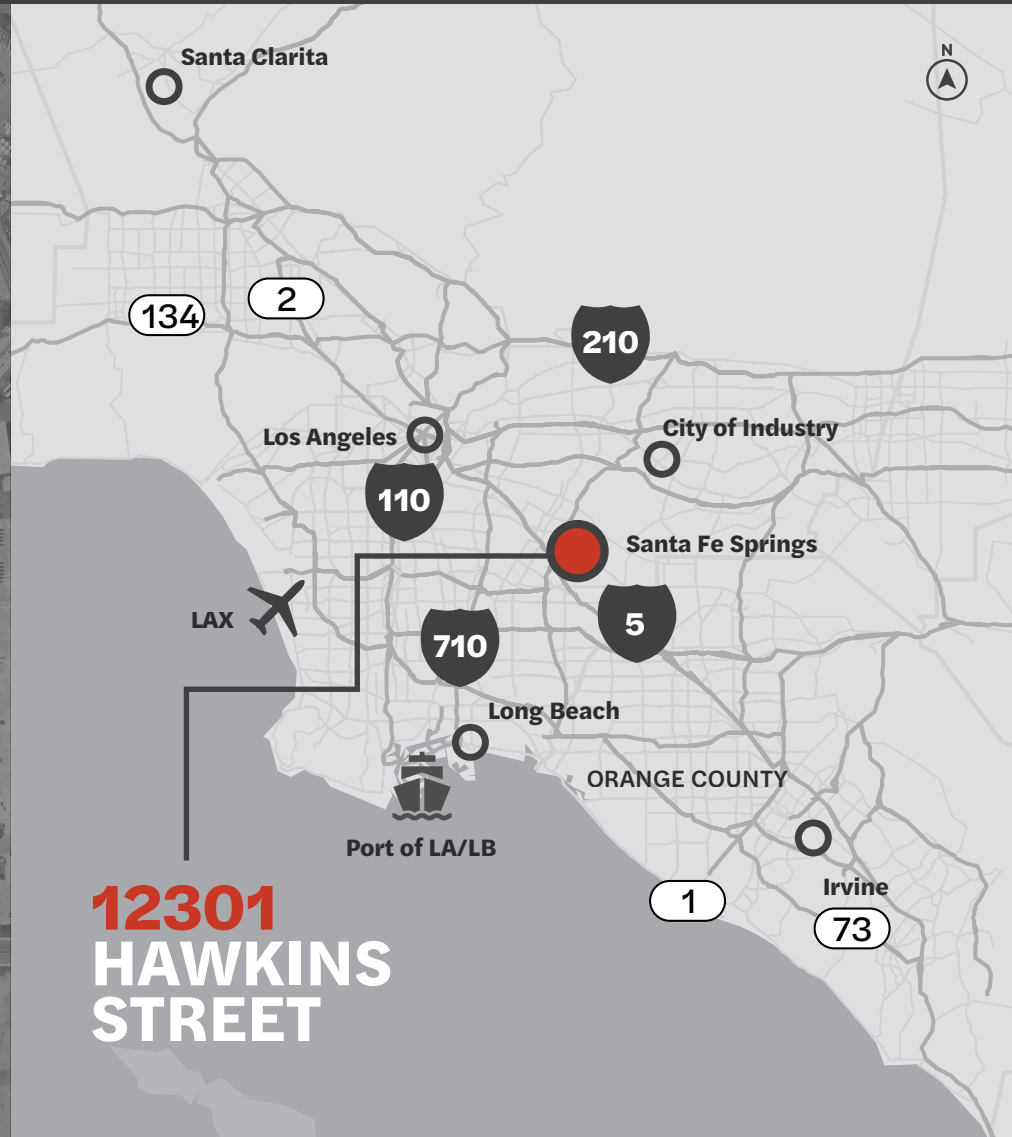
ESFR fire sprinkler



30' clear height
throughout building

PRIME LOCATION

DTLA | 46 MIN.
City of Industry | 32 MIN.
Port of LA/LB | 40 MIN.
LAX Airport | 40 MIN.
Orange County | 35 MIN.





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