




FOR LEASE

±22,293 SF Freestanding Industrial Building

13724 BORATE STREET | SANTA FE SPRINGS | CA



PROPERTY FEATURES

- Exceptional Fully Renovated Industrial Building
- ± 1,200 SF Office Space w/ New LED Lighting and Flooring
- Large Concrete Yard/Parking Area w/ Wrought Iron Gate
- One (1) 18'x10' Dock High Loading Door with Edge of Dock Leveler and One (1) 18'x14' Ground Level Loading Door
- 400 AMP 277-480 Volt 3 Phase 4 Wire Distributed Power (Verify)
- New Warehouse Scrim Foil and LED Lighting
- .45/2,000 SF Calculated Sprinkler System
- 18' -22' Minimum Warehouse Clearance
- Zoned: M2
- Excellent Access to the   and 
- Available for Occupancy December 1, 2025



EXCLUSIVELY OFFERED BY:

Voit
REAL ESTATE SERVICES



LOREN CARGILE
Vice President | Partner
License #01431329

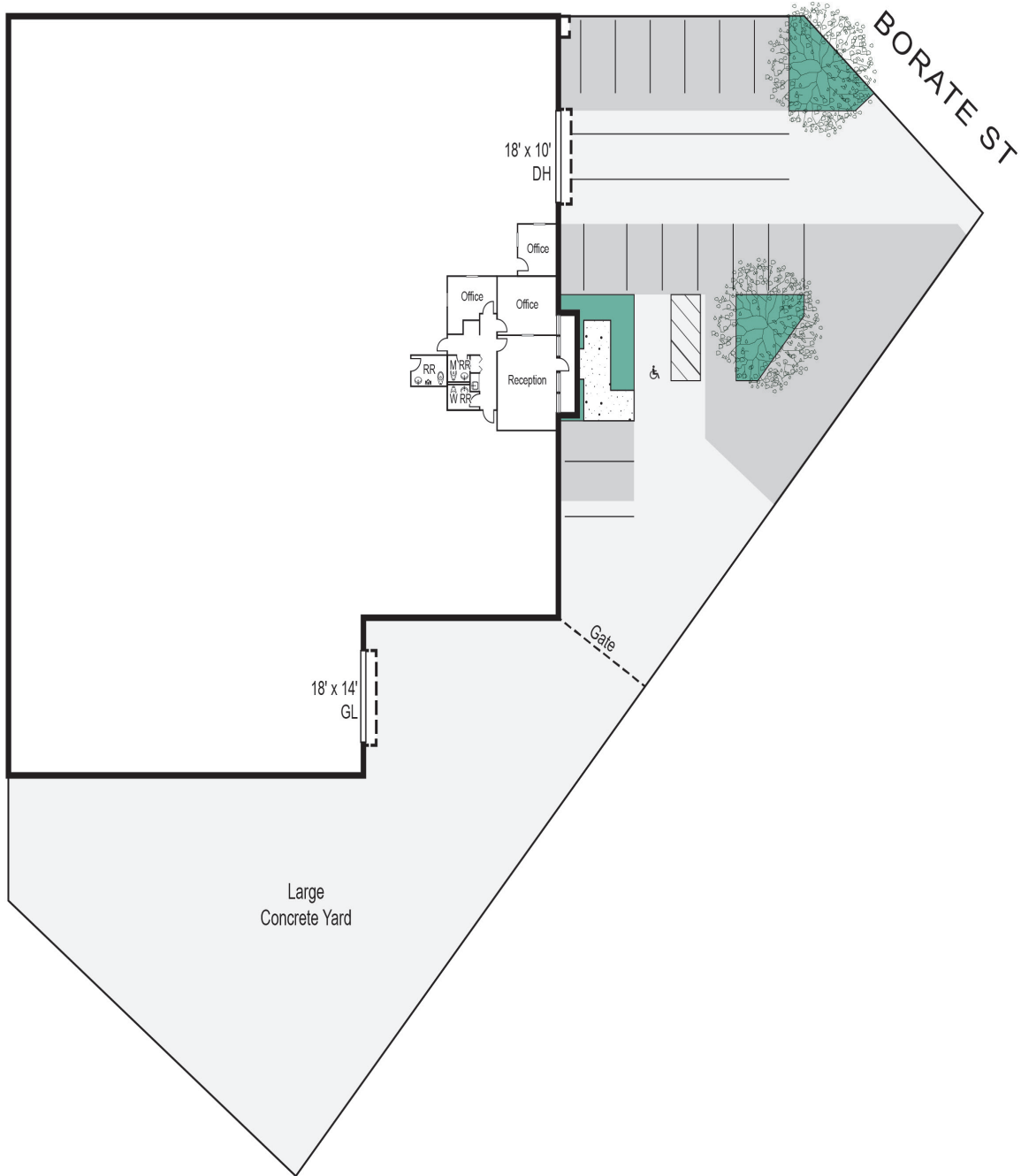
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SITE PLAN



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