

Colliers

# 14848 NORTHAM ST

±96,916 SF | La Mirada, CA 90638





# PROPERTY HIGHLIGHTS



**±96,916**  
Total SF



**±21,819**  
Total Office SF



**±75,097**  
Total Warehouse SF



**26'**  
Minimum Clear Height



**10**  
Dock High Doors



**1**  
Ground Level Door



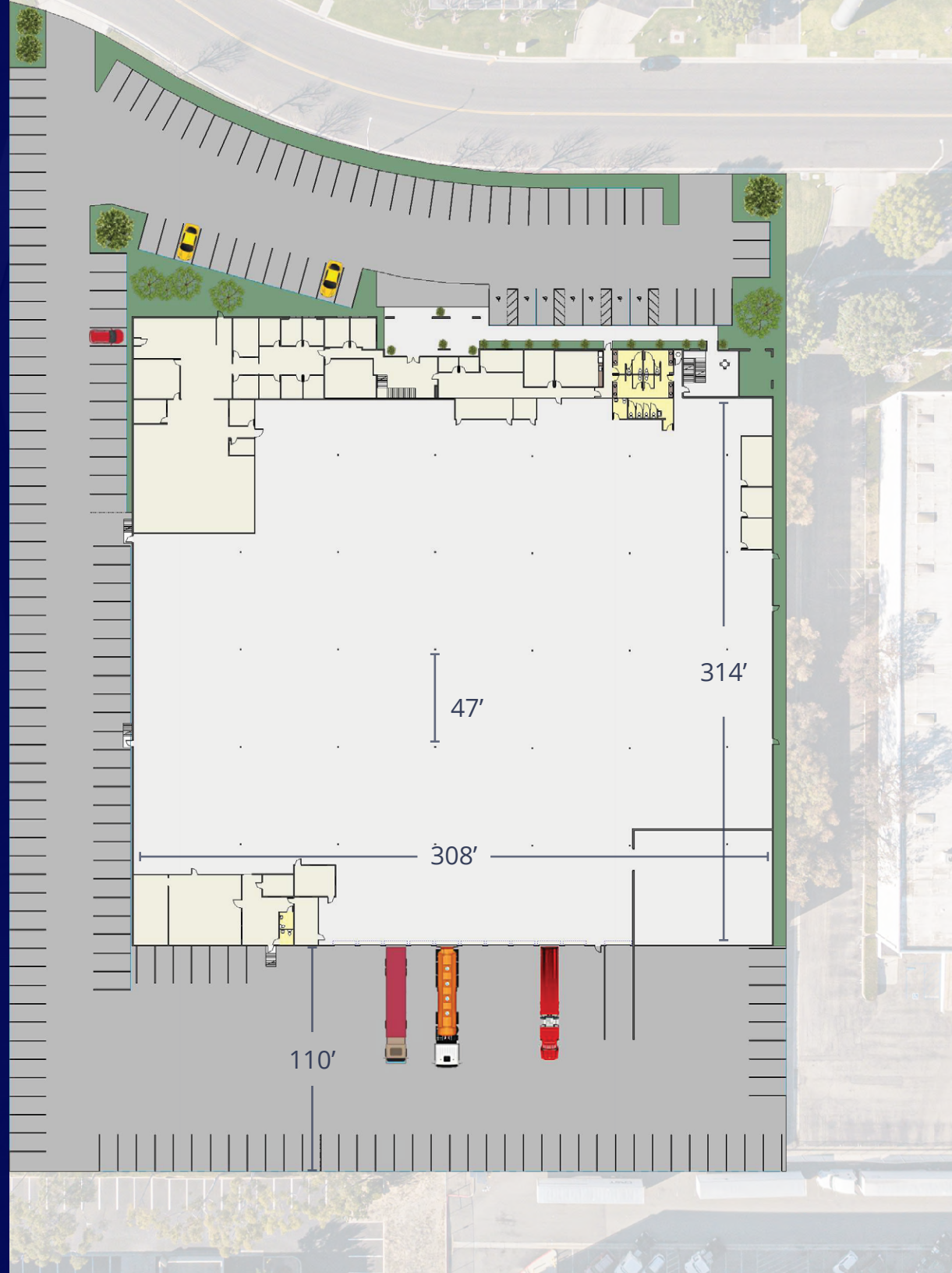
**246**  
Auto Stalls



**800**  
Amps



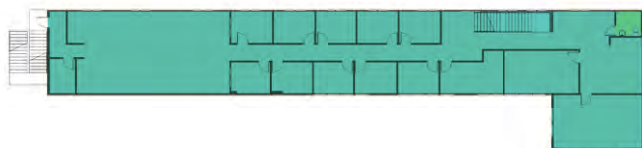
**277/480**  
Volts Power



# EXPANDED OFFICE

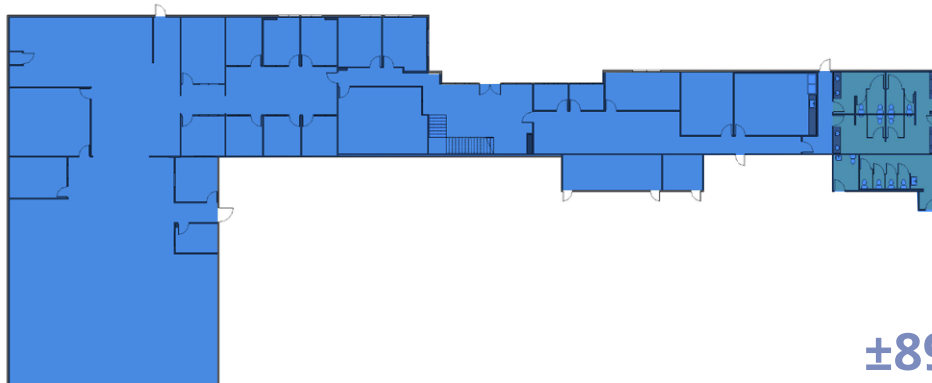
**±4,559 SF**

Second Floor Office Space



**±12,495 SF**

First Floor Office Space



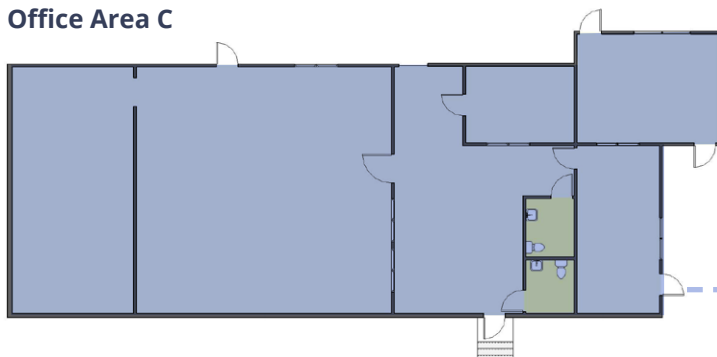
**±891 SF**

Office Area B



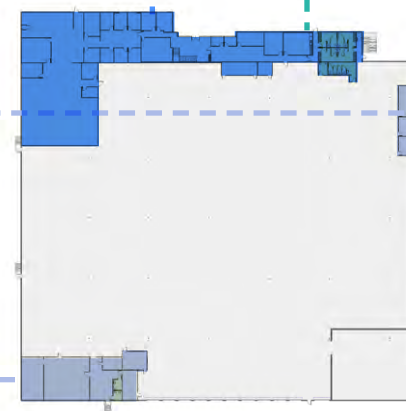
**±3,424 SF**

Office Area C

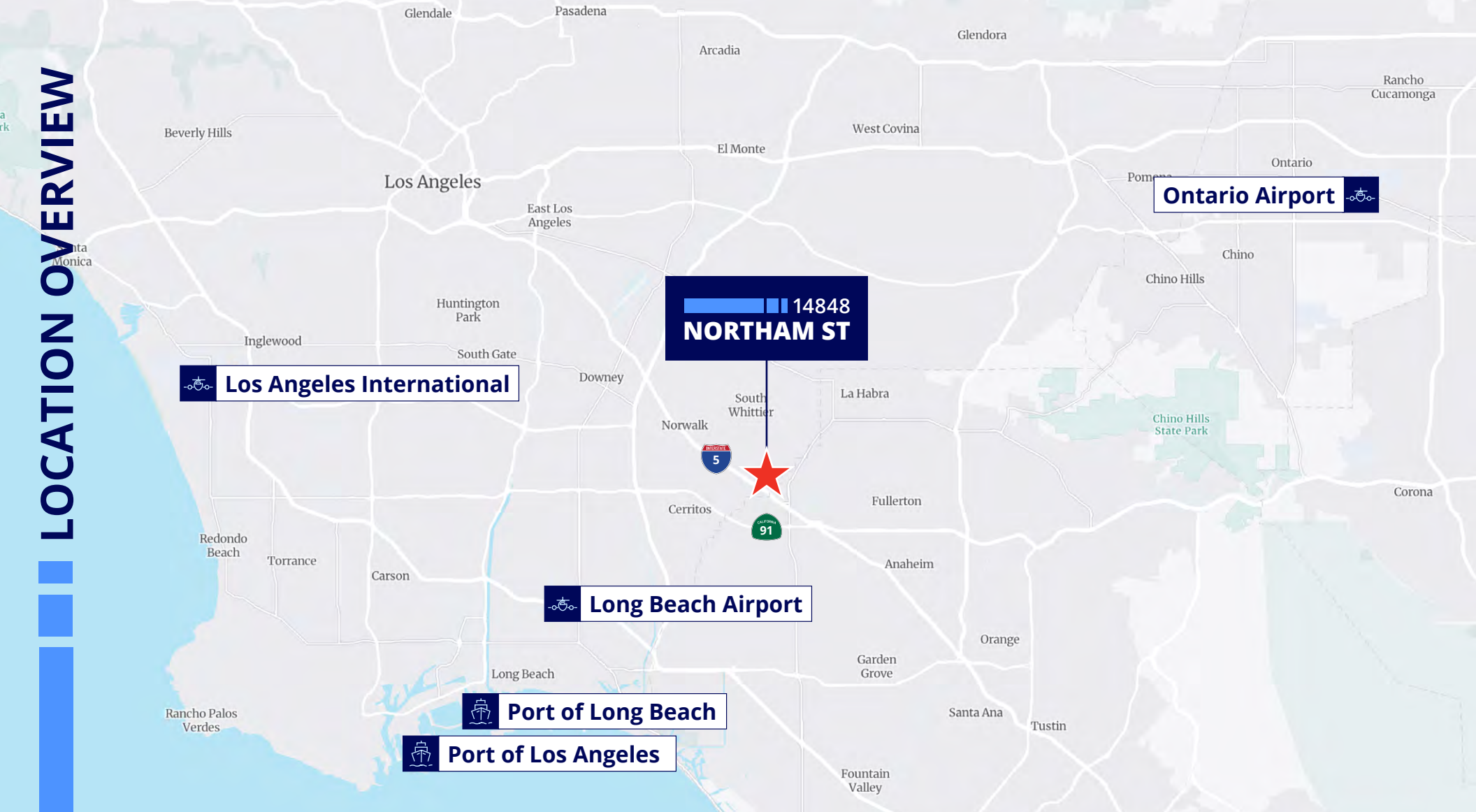


**±21,819 SF**

Total Office Space



# LOCATION OVERVIEW



**.5 miles**  
to the 5 Freeway  
**2 miles**  
to the 91 Freeway



**9 miles**  
to Long Beach Airport (LGB)  
**21 miles**  
to Los Angeles International (LAX)  
**26 miles**  
to Ontario Airport (ONT)



**14 miles**  
to the Port of Long Beach  
**15 miles**  
to the Port of Los Angeles



# LOCAL NEIGHBORS



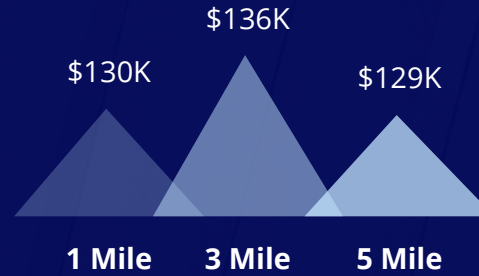


# DEMOGRAPHICS OVERVIEW

### Daytime Population 2024



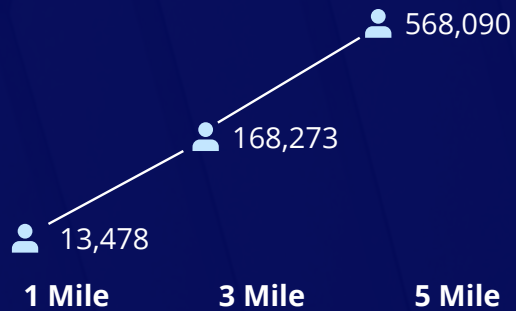
### Average HH Income 2024



### Estimated Employees 2024



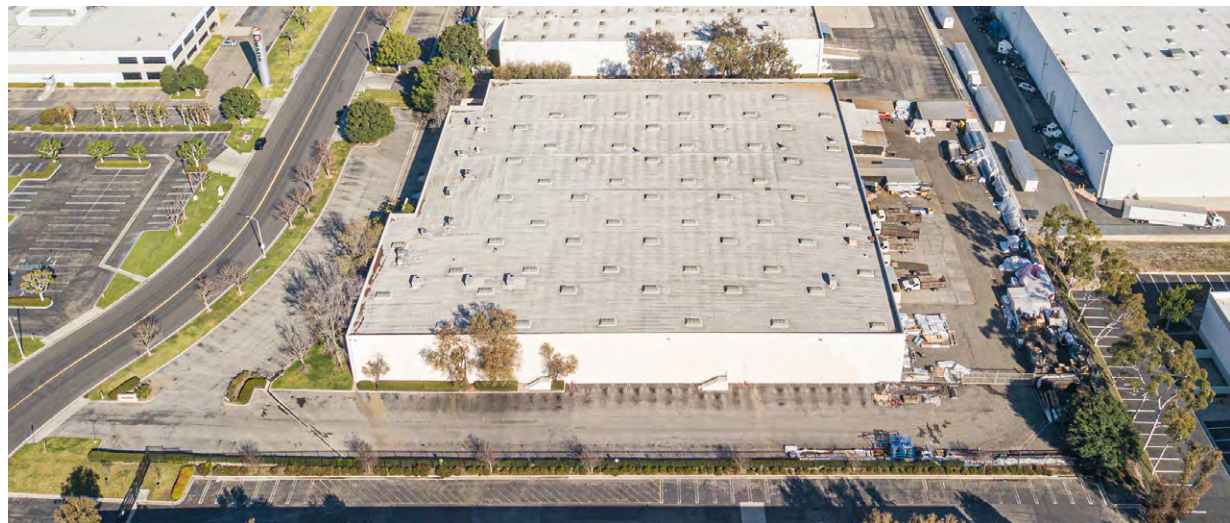
### Population Forecast 2029



### Population Growth 2023-2028









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