

PROPOSED RENDERING



184,270 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

9500 Santa Fe Springs Road | Santa Fe Springs, CA

THE FACILITY CAN BE LEASED WITH THE EXISTING SPECIFICATIONS, OR WITH THE PROPOSED SPECIFICATIONS.



NEWMARK

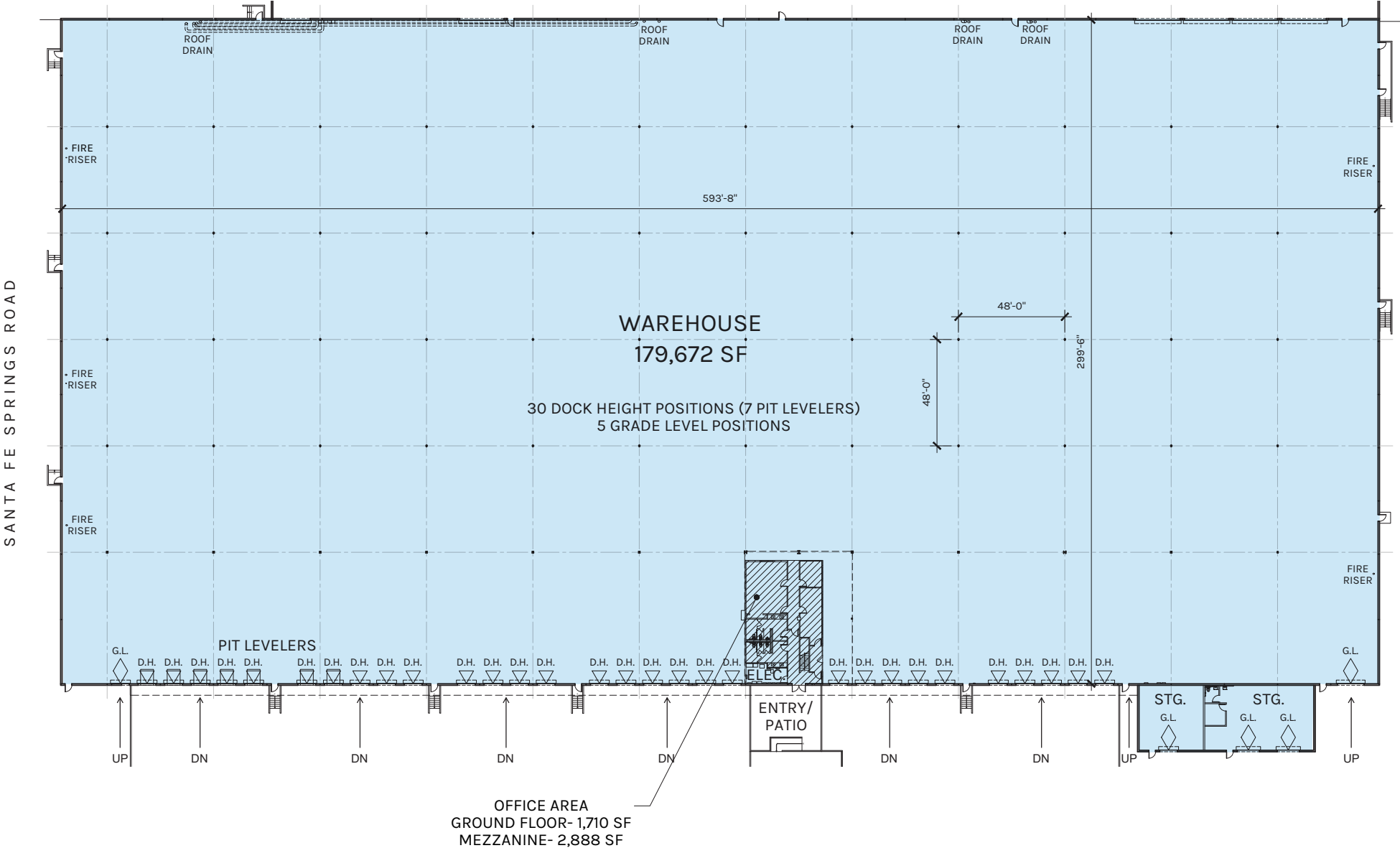


EXISTING FACILITY SPECIFICATIONS

- Executive Office - 4,598 SF
- 30 Dock High Positions
7 Pit Levelers
5 Ground Level Doors
- 26' Clearance
- .60/4000 Sprinklers
- 800 Amp Capacity, 277/480 Volt,
3 Phase *(Tenant to Verify)*
- Fully secured property with wrought
iron fencing
- 132 parking stalls - concrete loading
apron
- Excellent Access to (605) & (5) Freeways

PROPOSED FACILITY MODIFICATIONS

- Brand New Executive Office - 3,583 SF
- 24 Dock High Positions
3 Pit Levelers / 21 Edge of Dock
- 5 Ground Level Doors
- ESFR K-25 @ 20 PSI Sprinklers
- 4,000 Amp Capacity, 277/480 Volt,
3 Phase *(Tenant to Verify)*

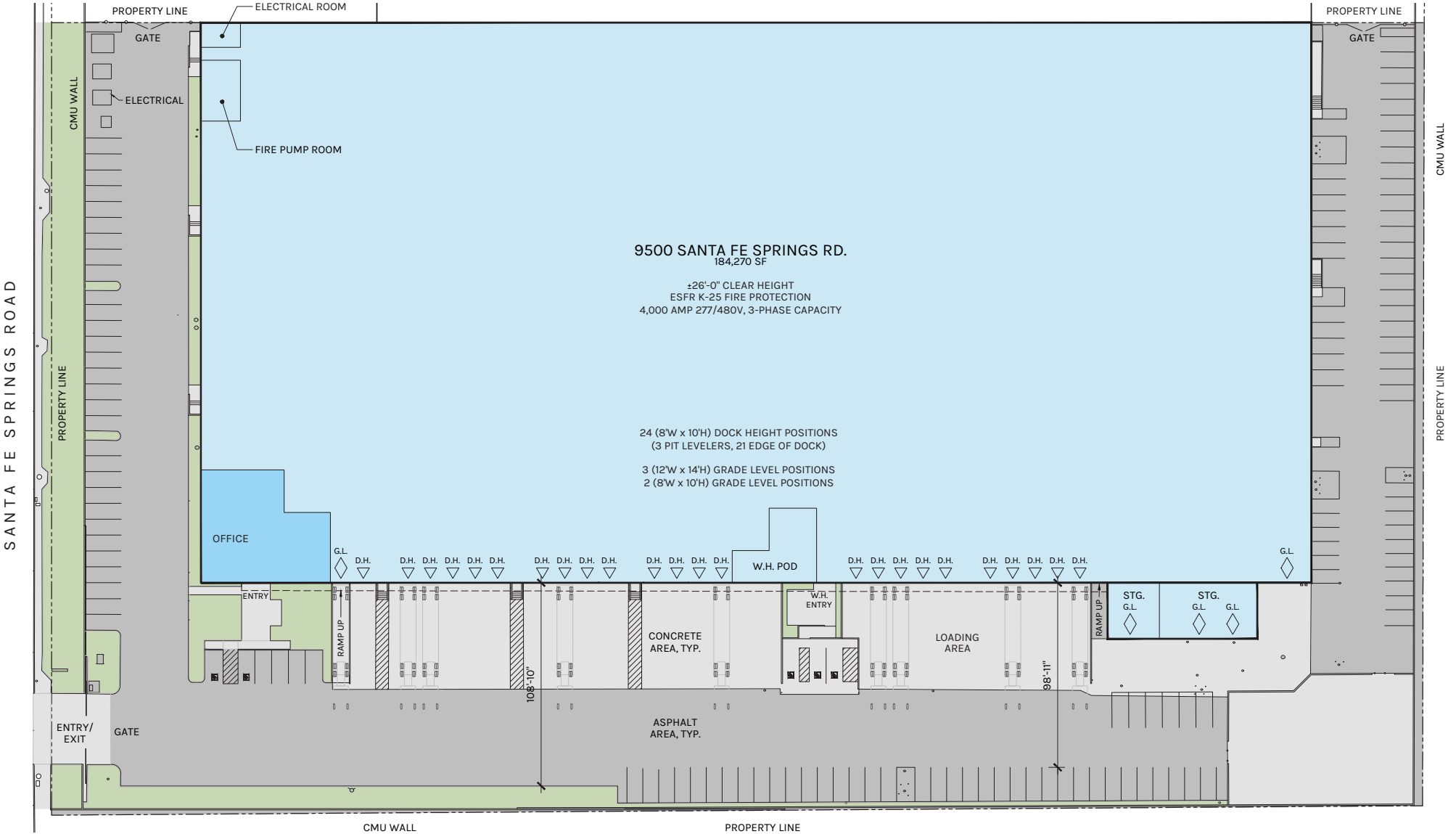


WAREHOUSE
179,672 SF

OFFICE
4,598 SF

TOTAL
184,270 SF

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.

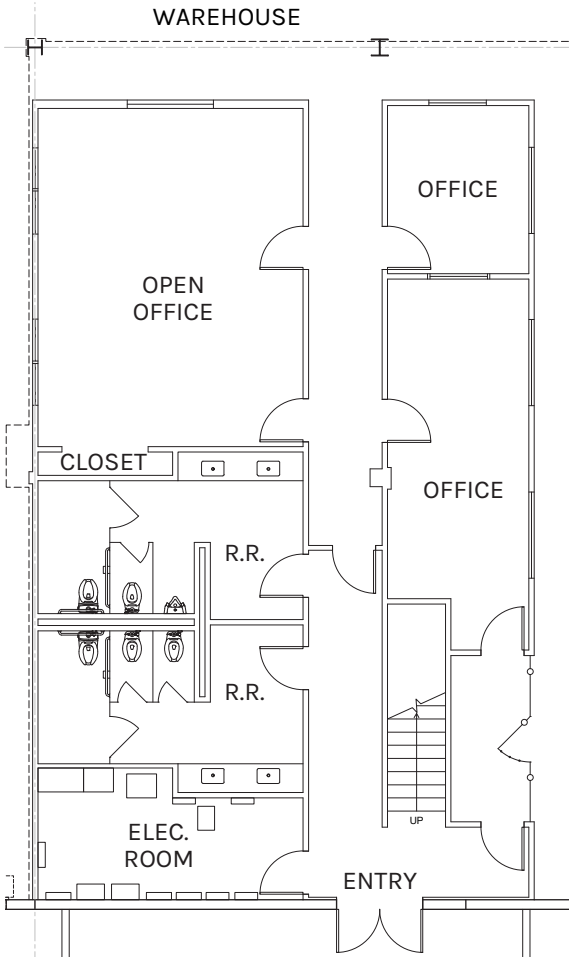


WAREHOUSE
180,687 SF

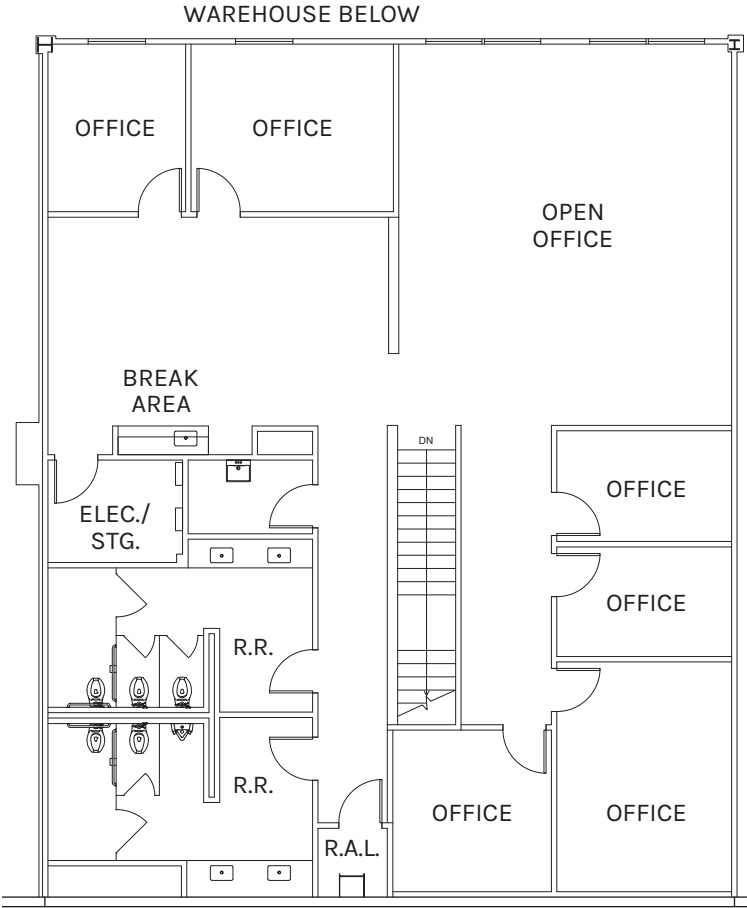
OFFICE
3,583 SF

TOTAL
184,270 SF

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GROUND FLOOR



MEZZANINE

WAREHOUSE
179,672 SF

OFFICE
4,598 SF

TOTAL
184,270 SF

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WAREHOUSE

JAN.

W.H. R.R.

W.H. R.R.

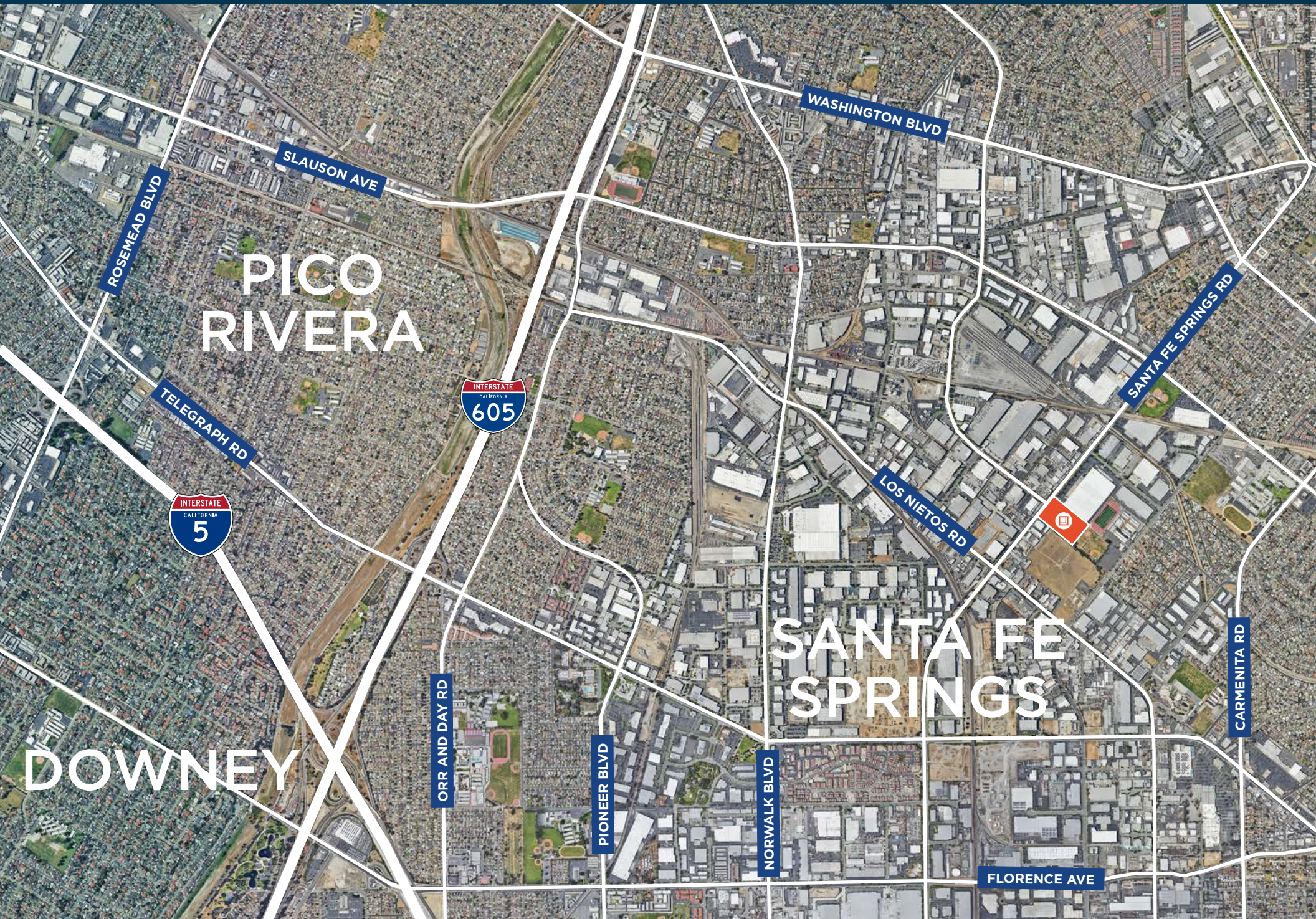
W.H. BREAK

W.H. OFFICE

W.H. ENTRY

The floor plan shows a large warehouse space. At the top is a long rectangular area labeled 'WAREHOUSE'. Below this is a central corridor labeled 'JAN.' (Janitor's room). To the left of the corridor are two rooms labeled 'W.H. R.R.' (Warehouse Restroom). To the right of the corridor are two more rooms labeled 'W.H. R.R.'. Below the corridor is a large room labeled 'W.H. BREAK' containing several tables and chairs. To the right of the break room is a room labeled 'W.H. OFFICE'. At the bottom of the plan is a long area labeled 'W.H. ENTRY' with a dashed line indicating a boundary. Various pieces of furniture, including tables, chairs, and a sofa, are shown in the break and warehouse areas.

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PICO
RIVERA

SANTA FE
SPRINGS

DOWNEY



2.5 Miles to (605) Freeway	3.0 Miles to (5) Freeway
16 Miles to Downtown Los Angeles	23 Miles to Los Angeles International Airport
20 Miles to Port of Long Beach	22 Miles to Port of Los Angeles



**Rexford
Industrial**

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