

13539

FREEWAY DR

SANTA FE SPRINGS, CA 90670

FIRESTONE BLVD



FREEWAY DR

RADIUS PL

For Sublease

±42,500 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA BACCI • TSAPARIAN • GORMLY
IG INDUSTRIAL GROUP



Property HIGHLIGHTS



Sublease Term Through
7/31/2031



Major 5 Freeway Frontage



Private Fenced/Secured
Concrete Yard



Four (4) Dock High



Break Room / Kitchenette



Skylights Throughout

Pricing SUMMARY

Sublease Rate: \$70,125/Mo GRS
(\$1.65 PSF/Mo GRS)

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**FREEWAY
DR**

BUILDING SIZE

±42,500 SF

LAND SIZE

±80,324 SF / ±1.84 Ac

PARCEL NO

8069-016-006

USE

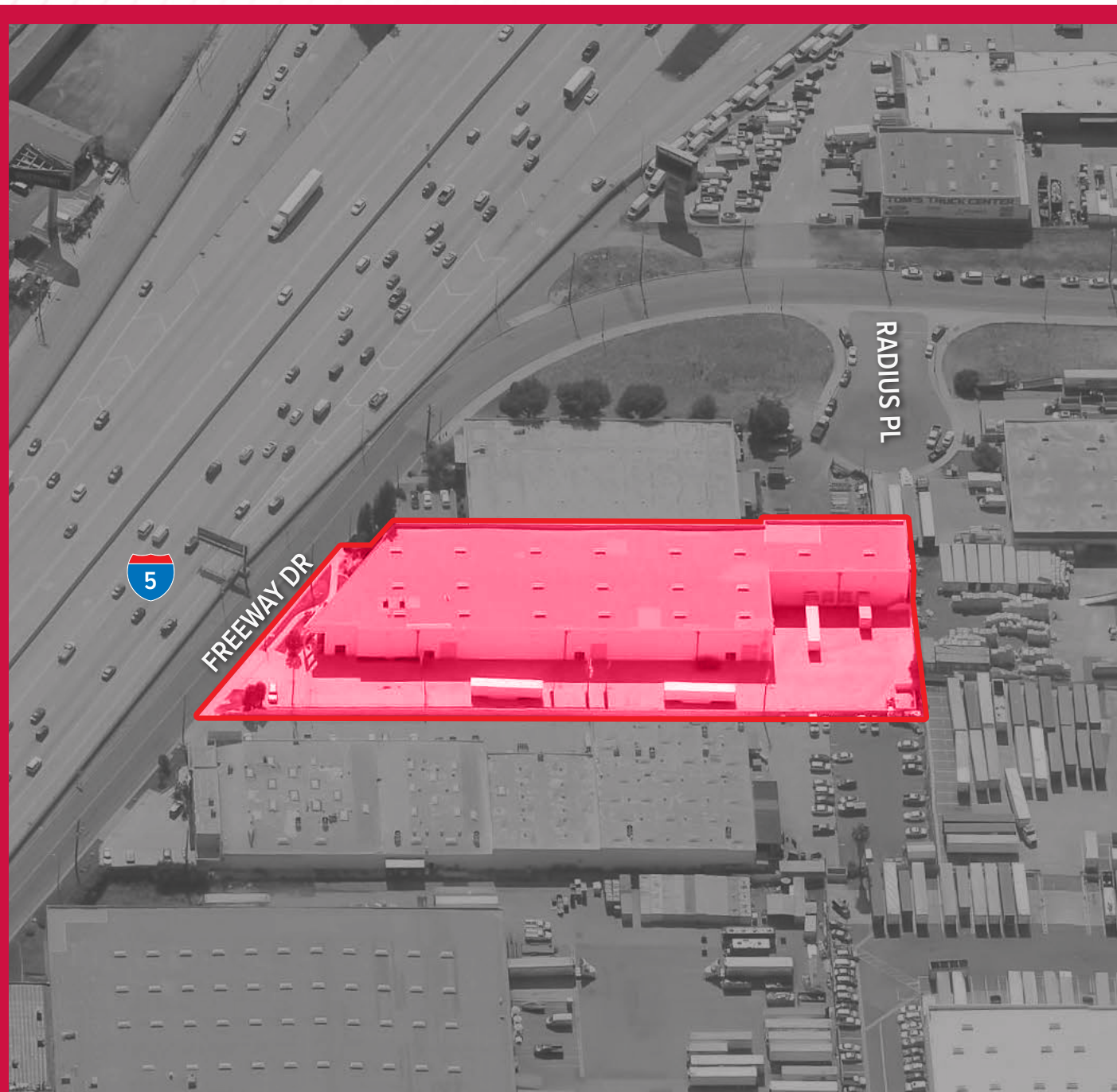
Warehouse/Distribution

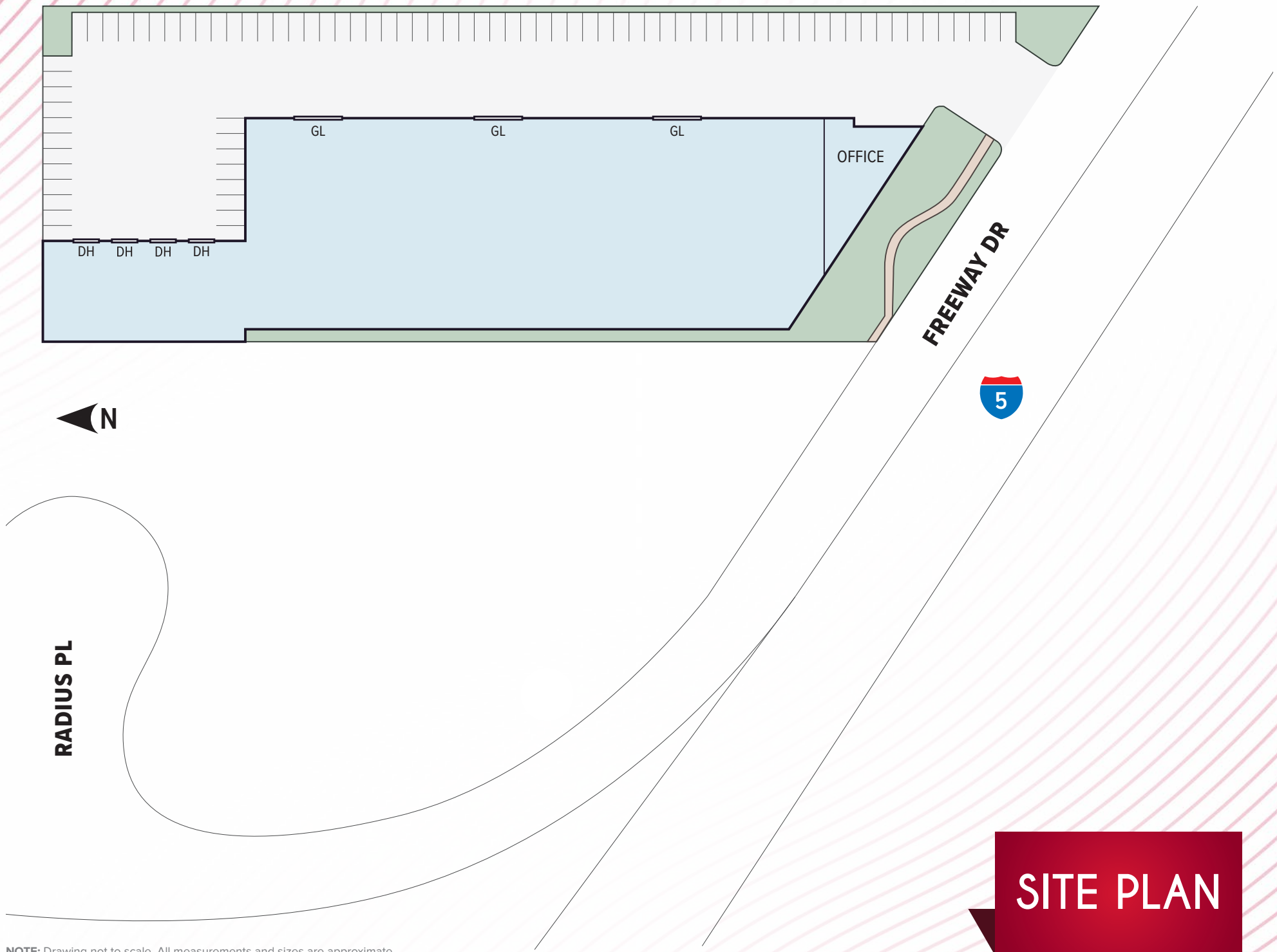
ZONING

M2

YEAR BUILT

2005

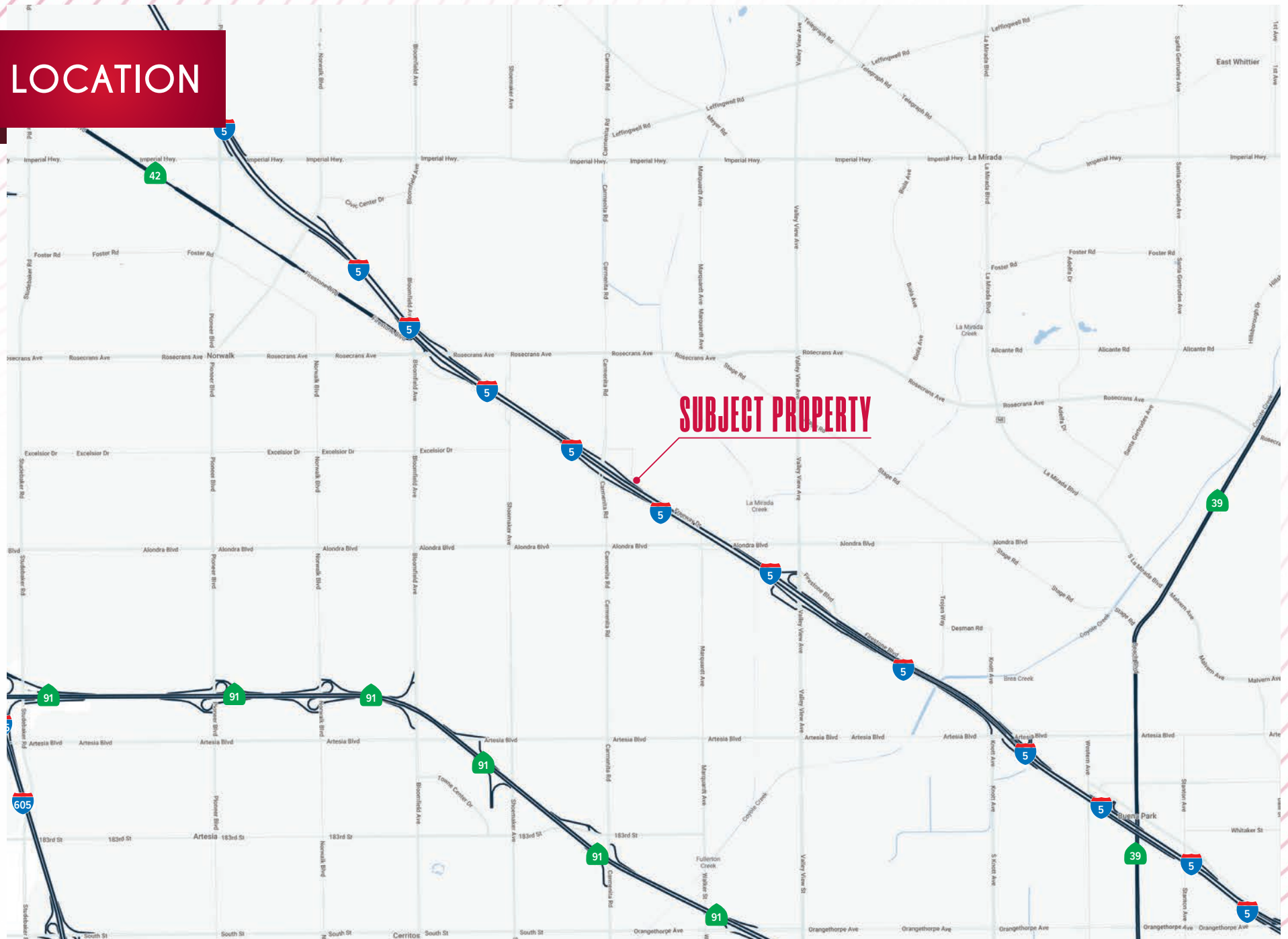




NOTE: Drawing not to scale. All measurements and sizes are approximate.

SITE PLAN

LOCATION



Central Los Angeles

Base: 246,100,606 SF
Vacancy Rate: 6.9%
Availability Rate: 8.4%
Direct Asking Rate: \$1.33 PSF
Overall Asking Rate: \$1.33 PSF
Median Price/Bldg SF: \$227.47
Median Price/Land SF: \$158.78

San Gabriel Valley

Base: 177,713,919 SF
Vacancy Rate: 5.3%
Availability Rate: 6.5%
Direct Asking Rate: \$1.30 PSF
Overall Asking Rate: \$1.29 PSF
Median Price/Bldg SF: \$230.38
Median Price/Land SF: \$104.83

Rancho Cucamonga
\$611

San Bernardino
\$756

Fontana
\$636

Rialto
\$650

SAN BERNARDINO COUNTY

Bloomington
\$652



Ontario
\$589

Inland Empire West

Base: 374,350,461 SF
Vacancy Rate: 7.2%
Availability Rate: 11.1%
Direct Asking Rate: \$1.16 PSF
Overall Asking Rate: \$1.13 PSF
Median Price/Bldg SF: \$283.88
Median Price/Land SF: \$128.81

Riverside
\$655

Moreno Valley
\$703

Inland Empire East

Base: 318,641,066 SF
Vacancy Rate: 10.6%
Availability Rate: 13.5%
Direct Asking Rate: \$0.99 PSF
Overall Asking Rate: \$0.95 PSF
Median Price/Bldg SF: \$251.00
Median Price/Land SF: \$77.17

Commerce
\$444

Vernon
\$459

Mid Counties

Base: 114,824,282 SF
Vacancy Rate: 8.0%
Availability Rate: 10.0%
Direct Asking Rate: \$1.38 PSF
Overall Asking Rate: \$1.33 PSF
Median Price/Bldg SF: \$286.90
Median Price/Land SF: \$118.19

City of Industry
\$490

Chino
\$576

South Bay

Base: 196,755,737 SF
Vacancy Rate: 6.9%
Availability Rate: 9.3%
Direct Asking Rate: \$1.51 PSF
Overall Asking Rate: \$1.49 PSF
Median Price/Bldg SF: \$296.64
Median Price/Land SF: \$147.62

Gardena
\$409
Carson
\$400

Santa Fe Springs
\$447

La Mirada
\$437

PROPERTY LOCATION

ORANGE COUNTY

Corona
\$582

Orange County

Base: 233,933,869 SF
Vacancy Rate: 6.6%
Availability Rate: 8.8%
Direct Asking Rate: \$1.48 PSF
Overall Asking Rate: \$1.46 PSF
Median Price/Bldg SF: \$393.00
Median Price/Land SF: \$134.35

Irvine
\$507

RIVERSIDE COUNTY

10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

Q3 2025 LA BASIN MARKET
SUMMARY & DRAYAGE MAP

PREPARED BY:

LAC-I Research

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Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey and sale comps of industrial properties 5,000 SF+

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
581,023	2,226,653	5,006,015	8,115,848



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$131,782	\$125,093	\$119,462	\$124,945

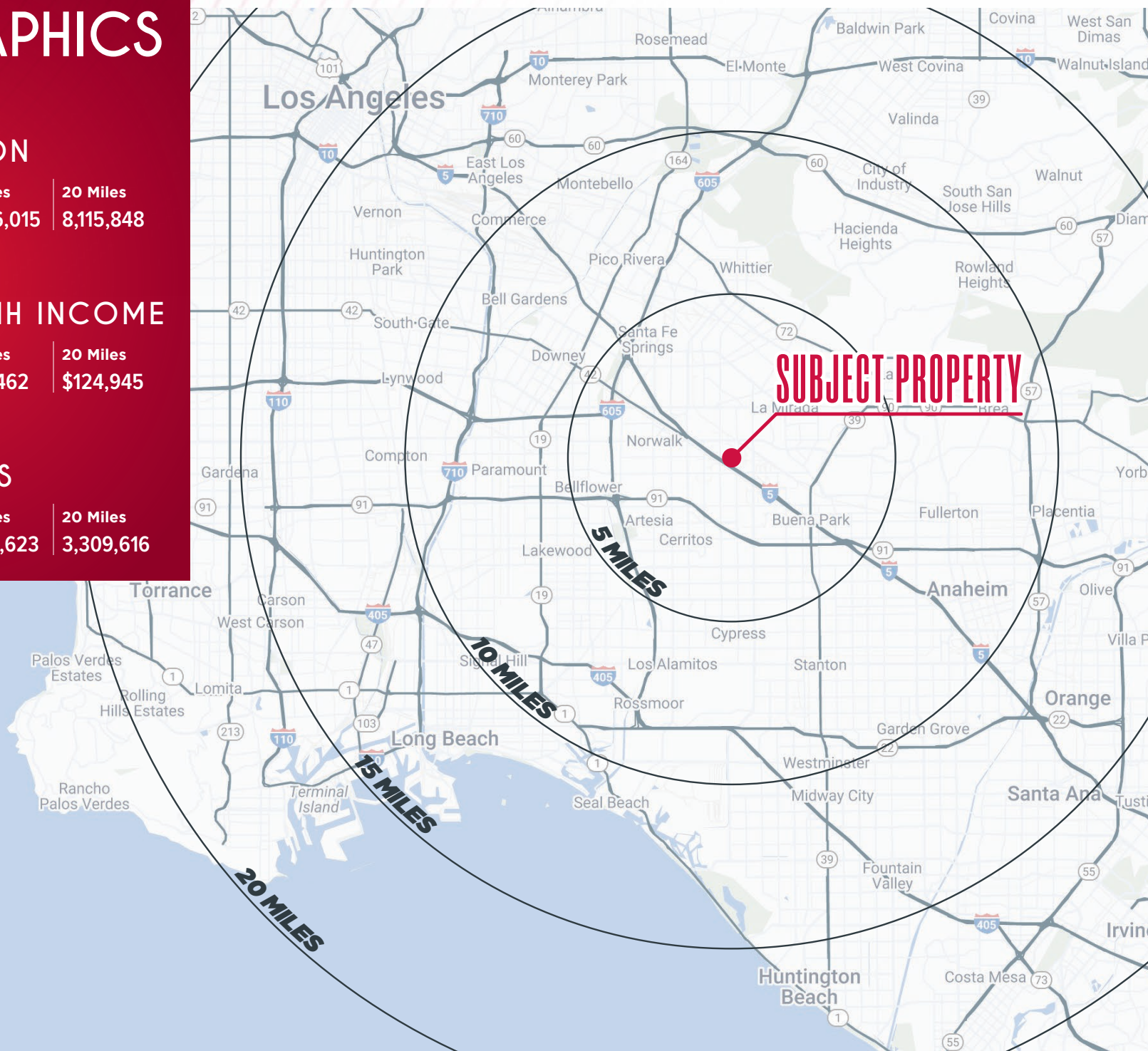


EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
227,983	819,865	1,882,623	3,309,616

DRIVING DISTANCE FROM PROPERTY

DTLA: 18 MILES
KOREATOWN: 21 MILES
WEST HOLLYWOOD: 25 MILES
CULVER CITY: 30 MILES
PASADENA: 25 MILES
BEVERLY HILLS: 27 MILES
SANTA MONICA: 32 MILES
LAX: 24 MILES
LA & LB PORTS: 22 MILES



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