



Property Name: La Mirada Distribution Center
Address: 14007 Rosecrans Ave, La Mirada, CA 90638
Cross Streets: Anson Ave/Rosecrans Ave

Sublease Through 7/31/2026
 30' Clear Height, ESFR Sprinklers
 11 DH Doors, 1 GL Door
 Excellent Access to 5, 91 and 605 Freeways
 Narrow-Aisle Racking System w/ In-Rack Sprinklers
 Currently Being Used for Furniture Storage

Lease Rate/Mo:	\$83,700	Sprinklered:	ESFR	Office SF / #:	1,200 SF
Lease Rate/SF:	\$1.55	Clear Height:	30'	Restrooms:	2
Lease Type:	Net / Op. Ex: \$0.71	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	54,000 SF	DH Doors/Dim:	11	Finished Ofc Mezz:	0 SF
Minimum SF:	54,000 SF	A: 400 V: 277/480 O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Sublease Through 7/31/2026	Const Status/Year Blt:	Existing / 1997	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 37 / Ratio: 0.7:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	MidCounties
Zoning:	M2			APN#:	8059028053
Listing Company:	The Klabin Company				
Agents:	Zach Middleton 310-329-9000 , Max Farkas 310-329-9000				
Listing #:	39388377	Listing Date:	12/08/2023	FTCF:	CB250N000S000/A0AA
Notes:	Sublessee to verify all information contained herein.				



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