



107,045 SF AVAILABLE FOR LEASE

BRAND NEW, CLASS A INDUSTRIAL | PREMIER WAREHOUSE DISTRIBUTION FACILITY

12118 BLOOMFIELD AVENUE

Santa Fe Springs, CA | Mid-Counties



FEATURES

- 32' clear height
- ESFR sprinklers K-25
- 3,800 amps, 277/480 service
- 16 DH, 3 GL positions — 2 installed pit levelers, expandable to all positions
- Fenced, secured yard
- 170 parking stalls
- 5.16 acre site



ESG FEATURES

- HVLS fan and air exchange system reduce effective temperature (up to 11°) and improve air quality
- 60% energy & 75% water savings from efficient building systems and landscaping
- 10 EV charging stalls, expandable to 41 stalls
- 100% concrete site paving

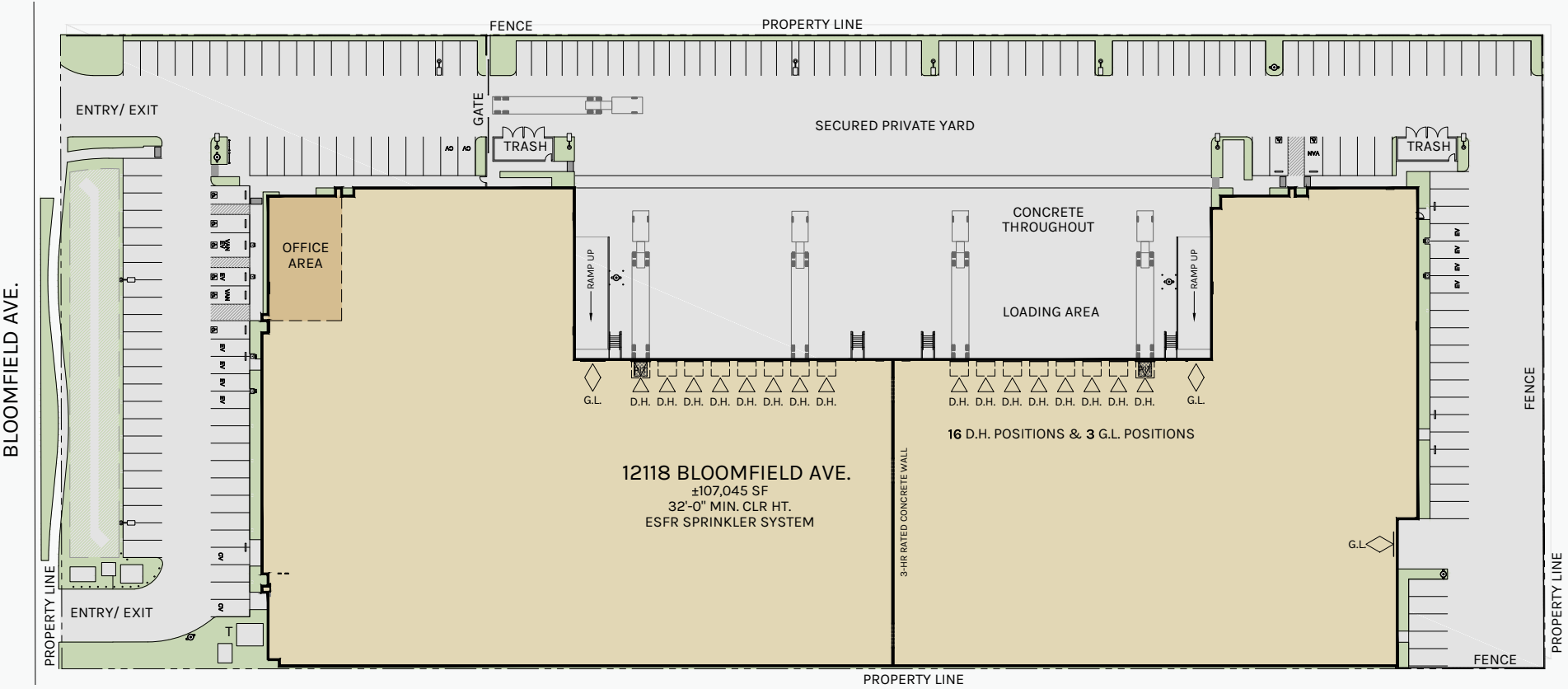


SITE PLAN

102,410 SF
WAREHOUSE

4,635 SF
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN 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 THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.

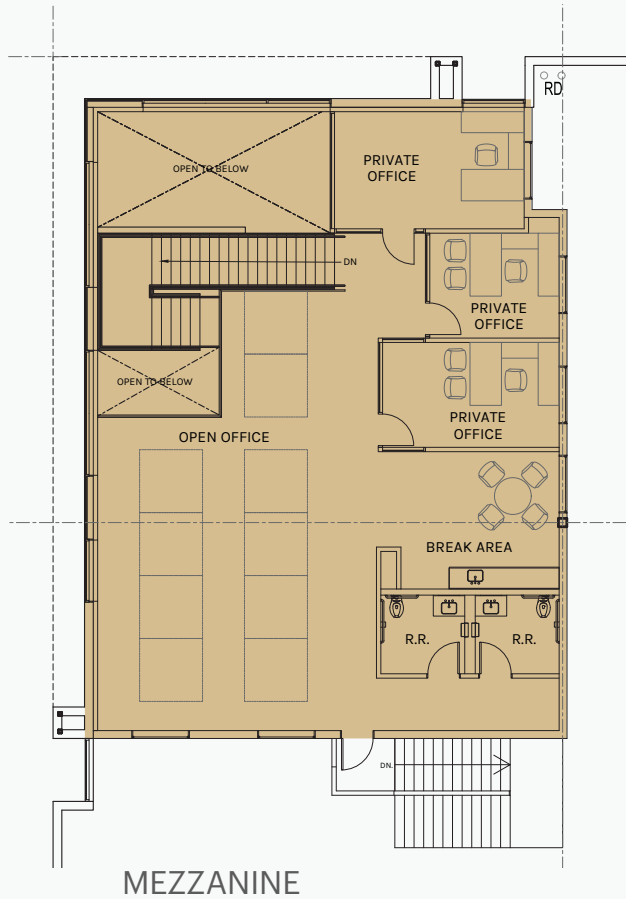
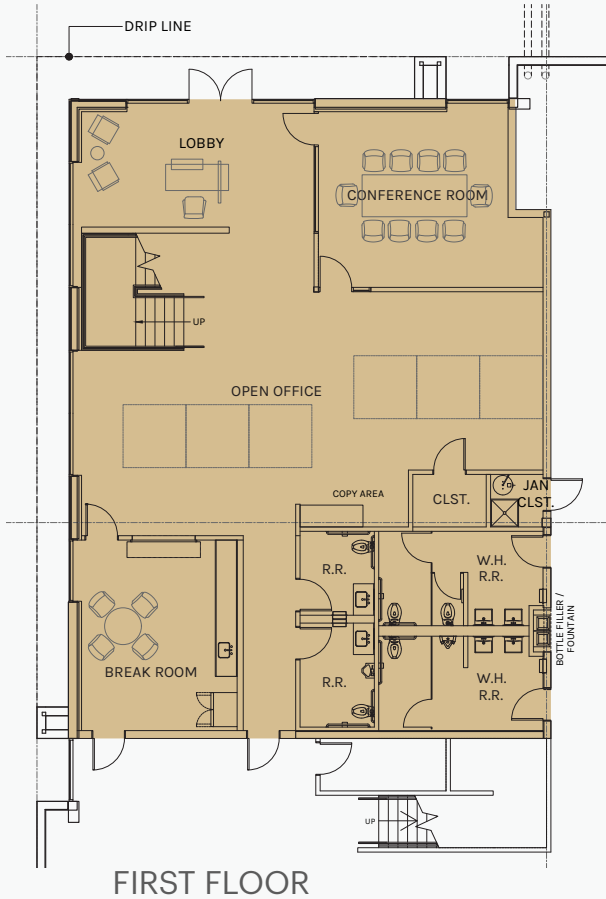


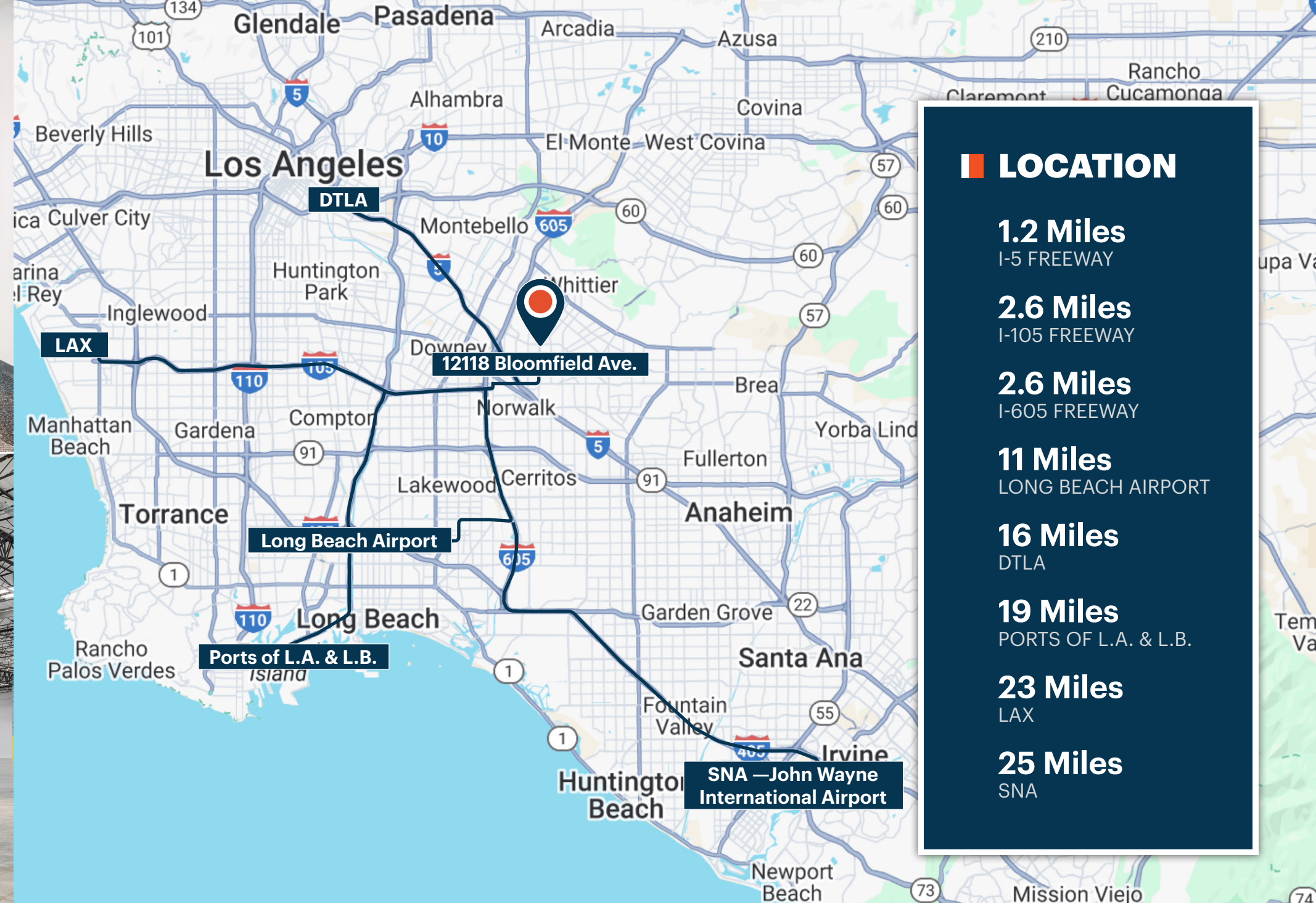
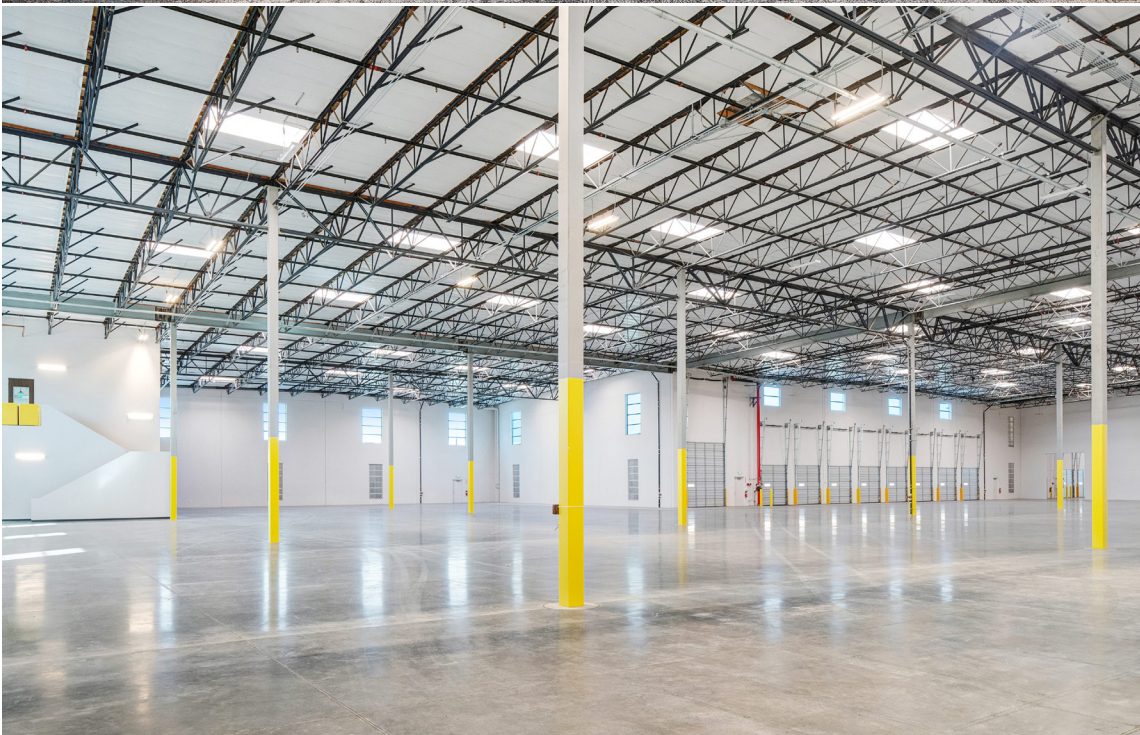
OFFICE FLOOR PLAN

2,397 SF
FIRST FLOOR

2,238 SF
MEZZANINE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN 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 THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.







**Rexford
Industrial**

Leasing Contacts

JOHN BIVEN

First Vice President
949.290.0905
john.biven@cbre.com
CA License # 00937552

MARK LATIMER

Senior Vice President
562.968.1140
mark.latimer@cbre.com
CA LIC # 00844943

CHRIS EHRLICH

First Vice President
562.968.1160
chris.ehrlich@cbre.com
CA License # 01450093

CBRE

CBRE

10350 Heritage Park Drive, Suite 100
Santa Fe Springs, CA 90670
Corporate License # 00409987