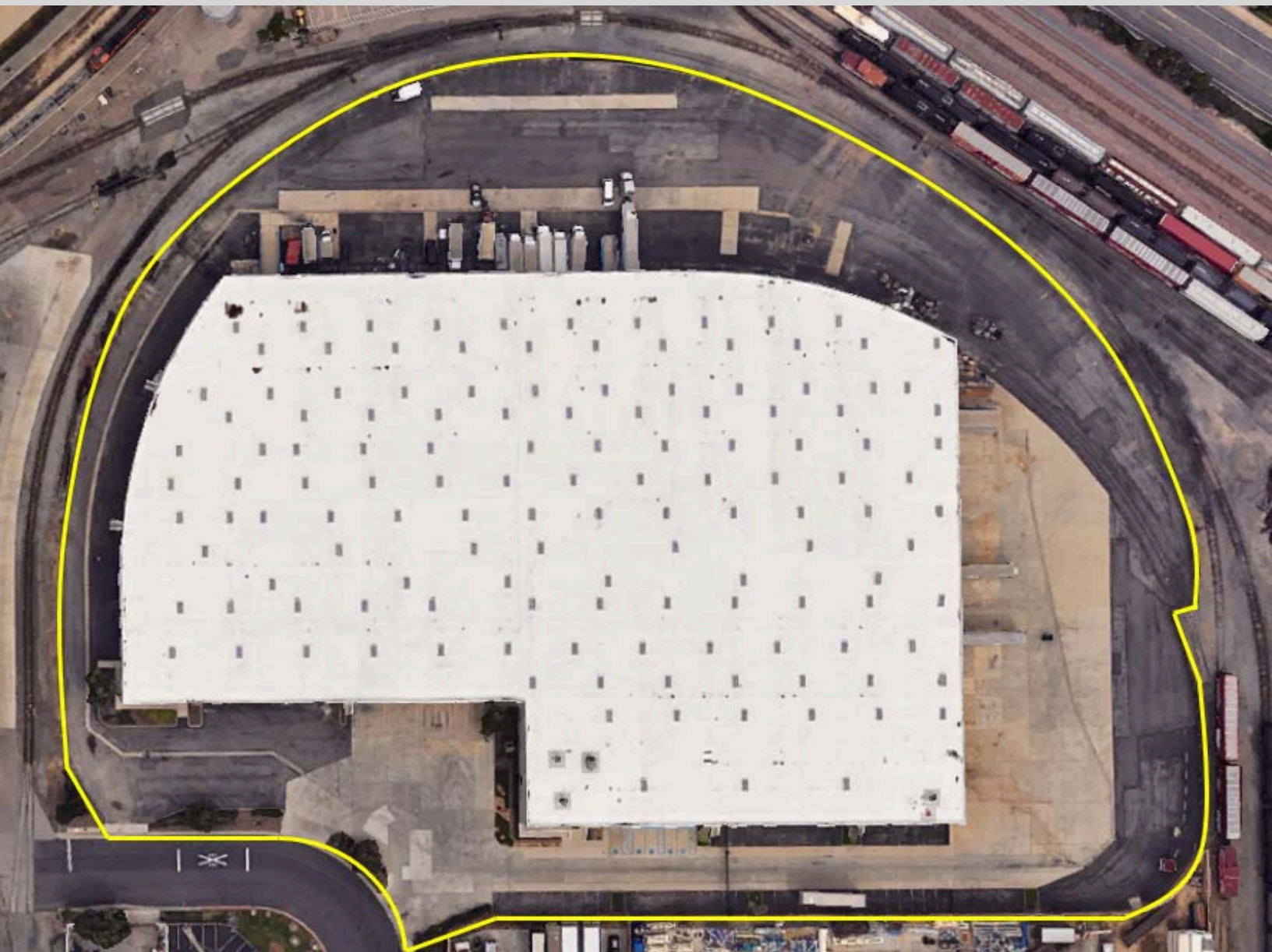




15500 PHOEBE AVE
LA MIRADA, CA

Property Highlights

- ±203,510 Sq. Ft. Freestanding Bldg
- ±8,752 Sq. Ft. Office Area
 - Main/Executive Offices Built in 2015
 - Shipping and Receiving Offices
 - Two Breakrooms
- 31 Dock High Loading Positions
 - 7 Rail Doors Being Used for DH Loading
 - 15 Pit Levelers & 13 EOD Levelers
 - Docks on 3 Sides of the Building
- 2 Ground Level Doors
- 24' Min Ceiling Clearance
- Large Private Fenced Yard
 - Wrought Iron Fencing
- 800 Amps, 277/480 Volts, 3 Phase
- Drive Around Access
- Rail Service Possible
- 120' Concrete Truck Apron
- White Ceiling Scrim Foil
- Multiple Large Warehouse Ceiling Fans
- Roof Coating System & Skylights Installed 2023
- Outstanding MidCounties Location
- Excellent 5, 91, 605 & 105 Freeway Access
- 48' x 48' Bay Spacing
- Dock Seals on all Dock High Doors
- .45/3,000 GPM Fire Sprinkler System
- Available July 1, 2026
- \$1.30 per sq. ft. Gross
- ~\$0.0577 per sq. ft. OPEX

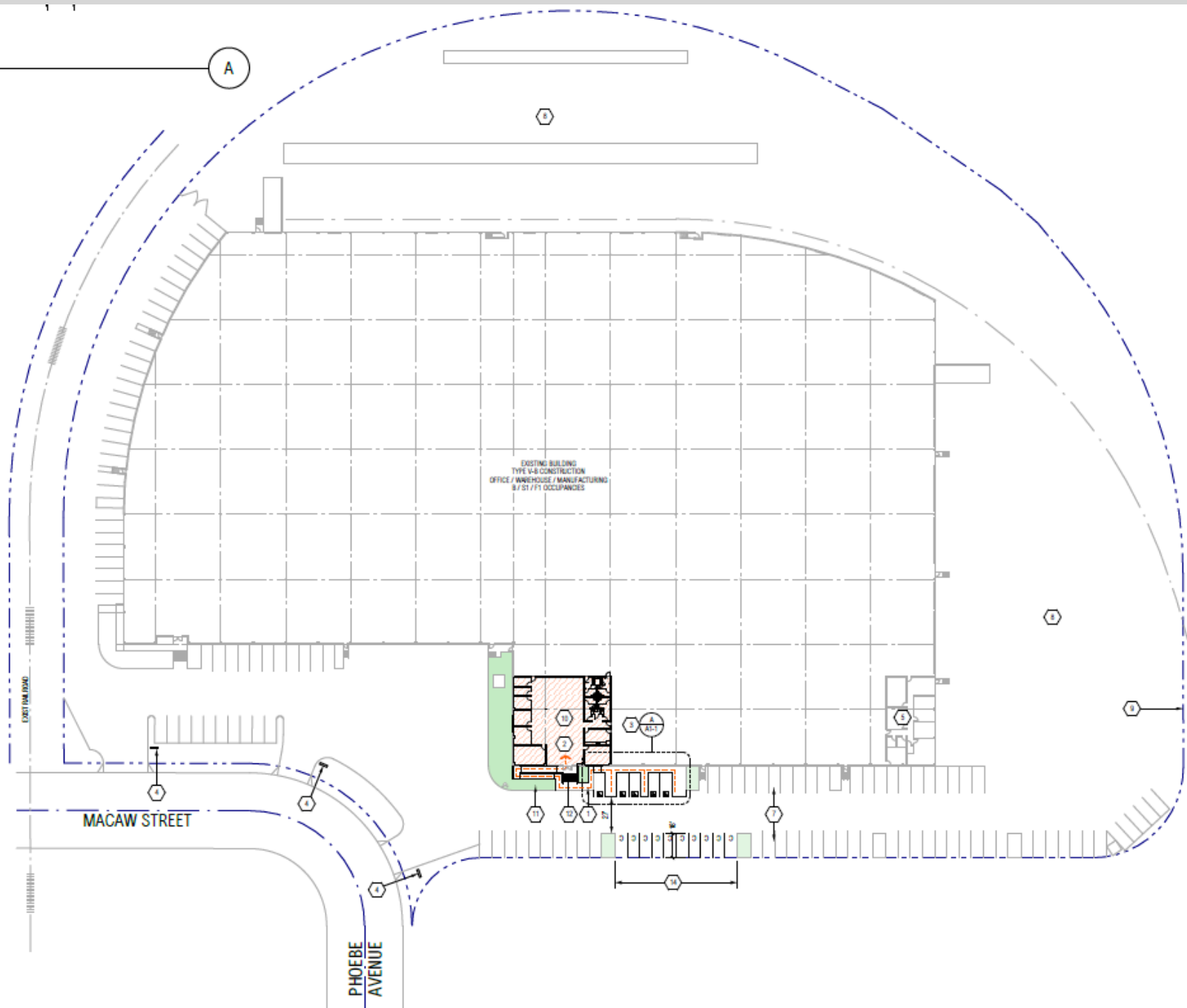


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SITE PLAN

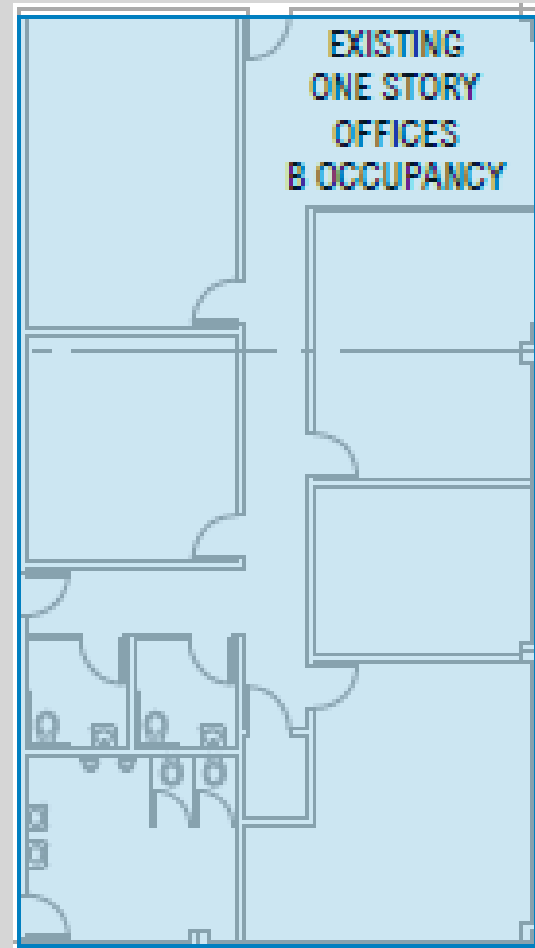
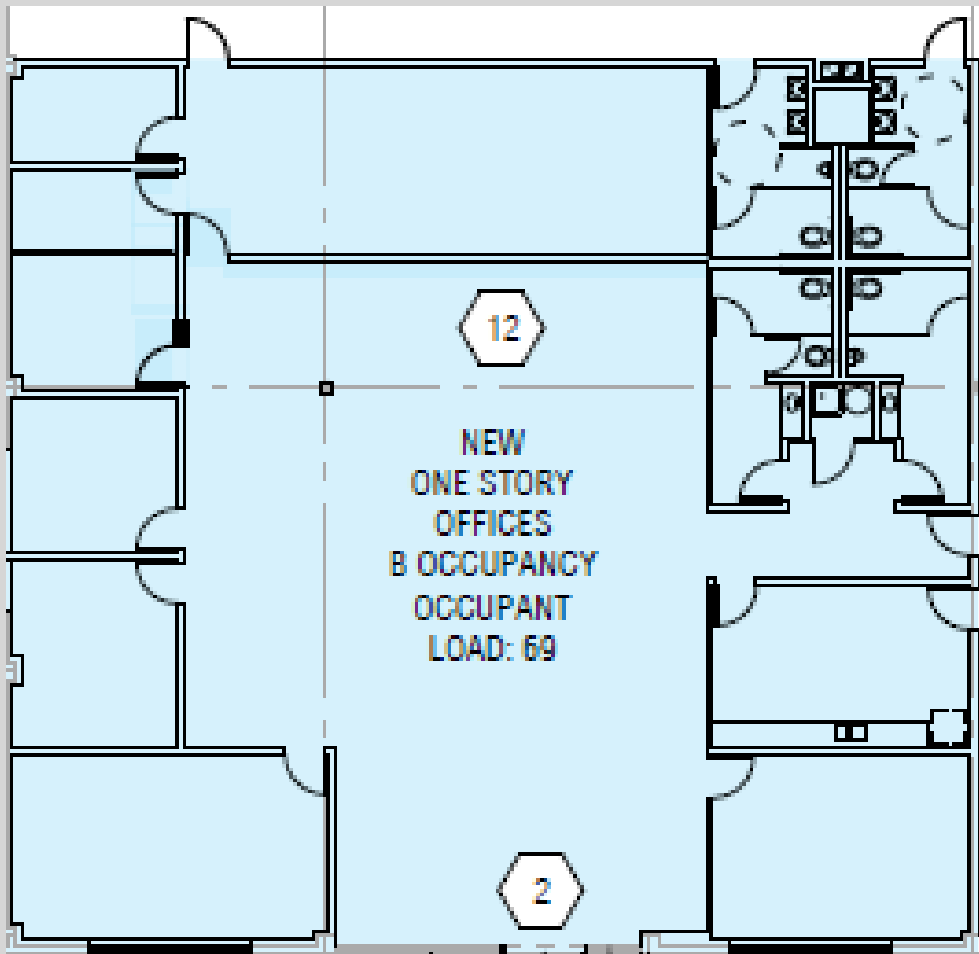


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OFFICE FLOOR PLAN



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FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

KEVIN ROMANO

PRINCIPAL
LIC. 02025562



KEVIN@INCOCOMMERCIALBROKERAGE.COM
(714) 521-0800 X. 2

JOE MAIOLO

PRINCIPAL
LIC. 00330864



JOEMAIOLO38@GMAIL.COM
(714) 521-0800 X. 5



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