

40,043 Sq. Ft.
FOR LEASE

VOIT LA MIRADA DISTRIBUTION CENTER

14385 INDUSTRY CIRCLE | LA MIRADA, CA 90638



EXTENSIVE RENOVATION: New ESFR Sprinkler System, LED Lighting, Office, and Restrooms

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Voit
REAL ESTATE SERVICES



**±40,043
Total Sq. Ft.**



**±1,200 Sq. Ft. of
NEW Office Space**



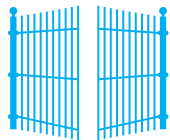
**Extensive
Building Renovations**



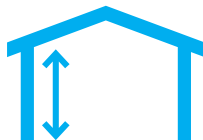
**NEW LED
Lighting**



**NEW ESFR Sprinkler
System Upgrade**



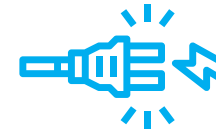
Fenced Yard



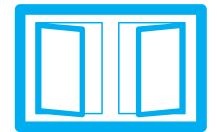
**28' Warehouse
Clearance**



**Excellent
Distribution Space**



**4,000 Amps, 480 Volt,
3-Phase (verify)**



Skylights



**4 Dock High Doors
1 Ground Level
Loading Door**



**Rail Served
(Union Pacific)**



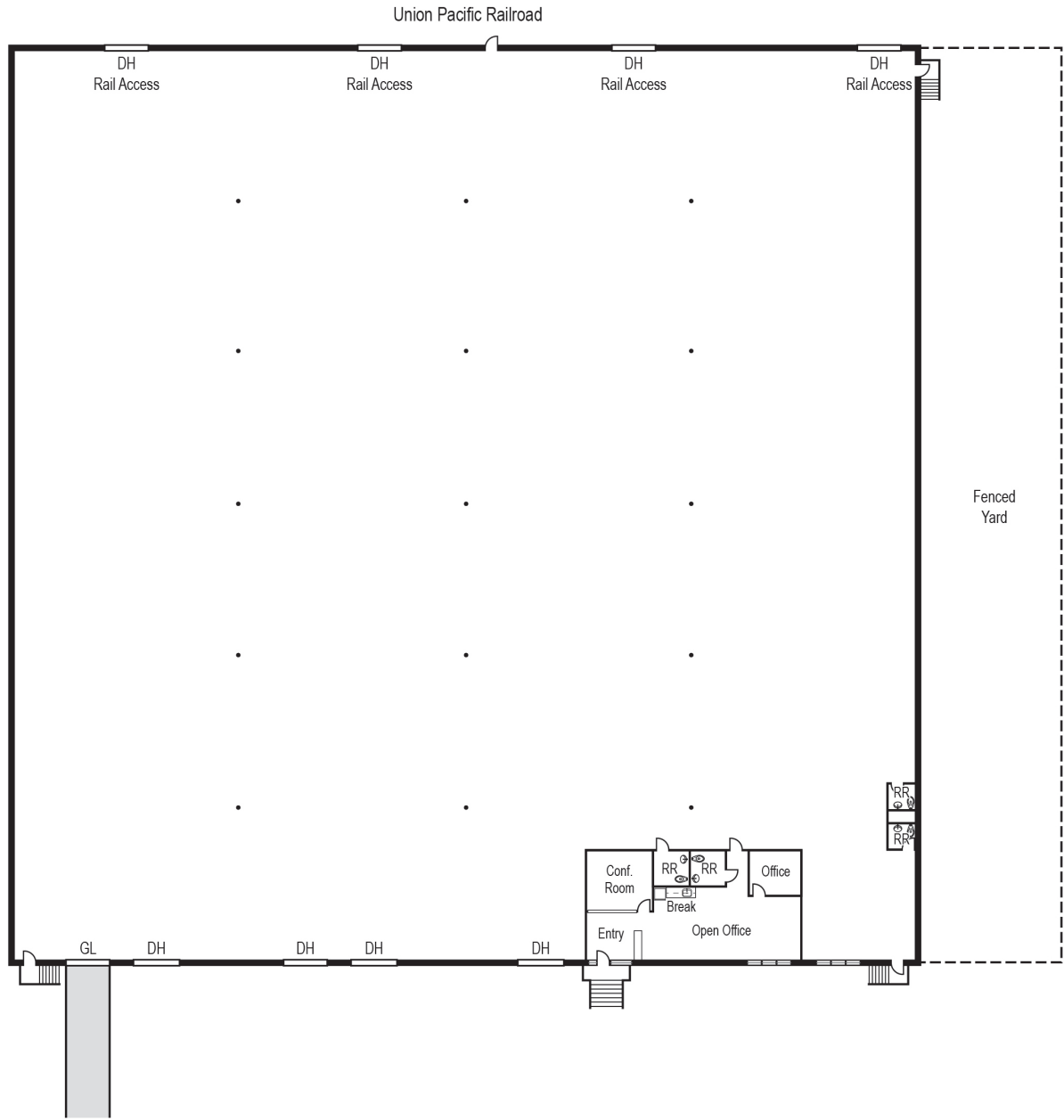
**Easy Access to
Major Freeways
(5, 91, 605)**



**Access to
Ports**



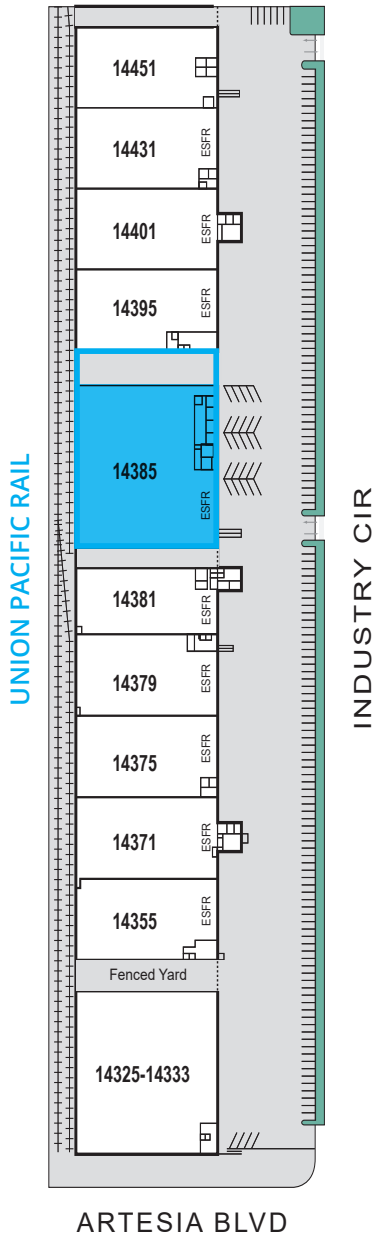
**Low Nets
(±\$0.22 PSF)**



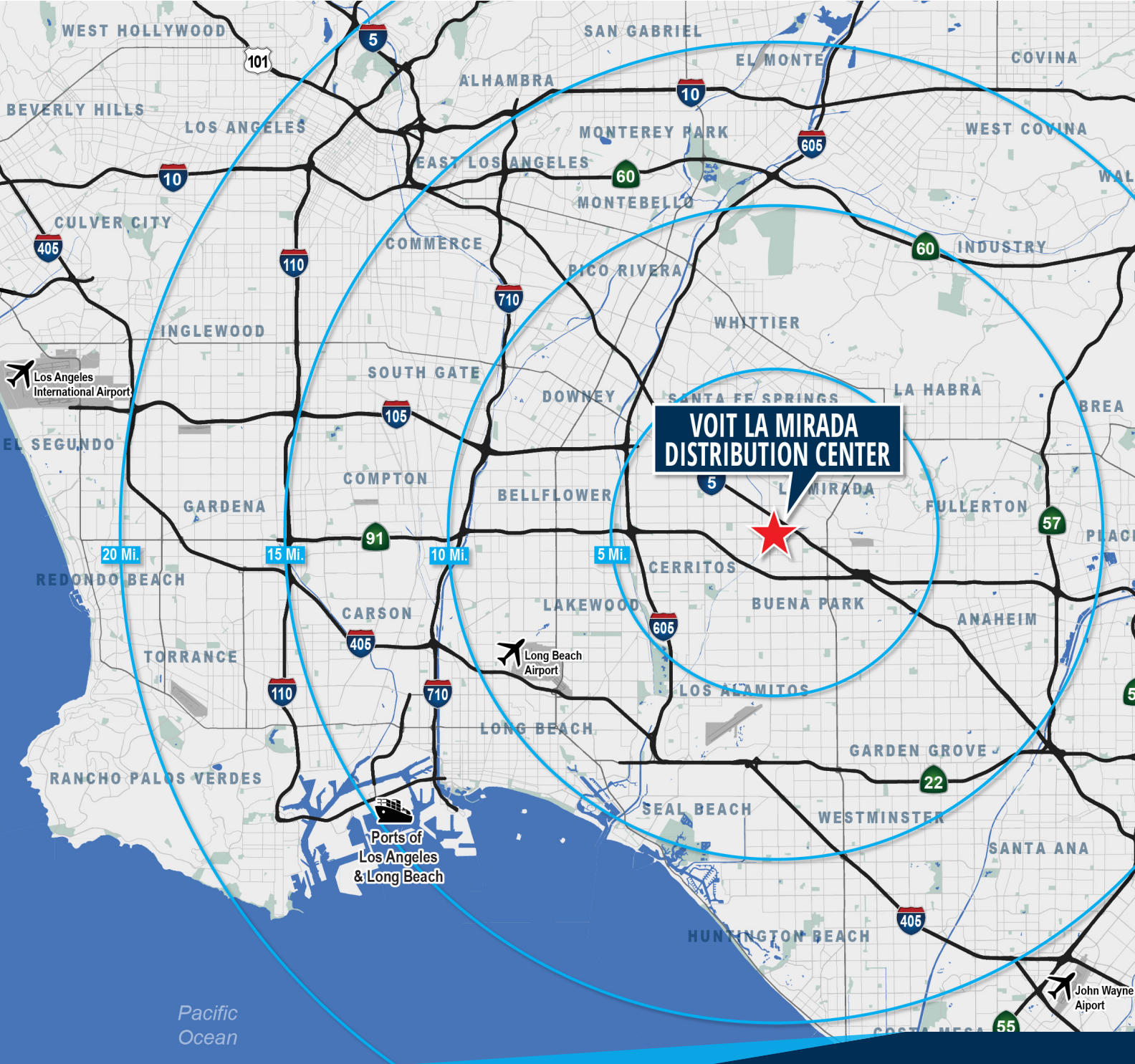
FLOOR PLAN

**Please Note: Plan is approximate, not to scale, and is subject to change.*

SITE PLAN



ARTESIA BLVD



KEY DRIVE DISTANCES



±22.4 MILES
PORT OF LOS ANGELES

±21.0 MILES
PORT OF LONG BEACH



±26. MILES
LOS ANGELES
INTERNATIONAL AIRPORT

±11.0 MILES
LONG BEACH AIRPORT

±21.2 MILES
ORANGE COUNTY
JOHN WAYNE AIRPORT



±0.8 MILES
CA-5 FREEWAY

±1.7 MILES
CA-91 FREEWAY

±4.6 MILES
CA-605 FREEWAY

SITE ACCESS



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REAL ESTATE SERVICES

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