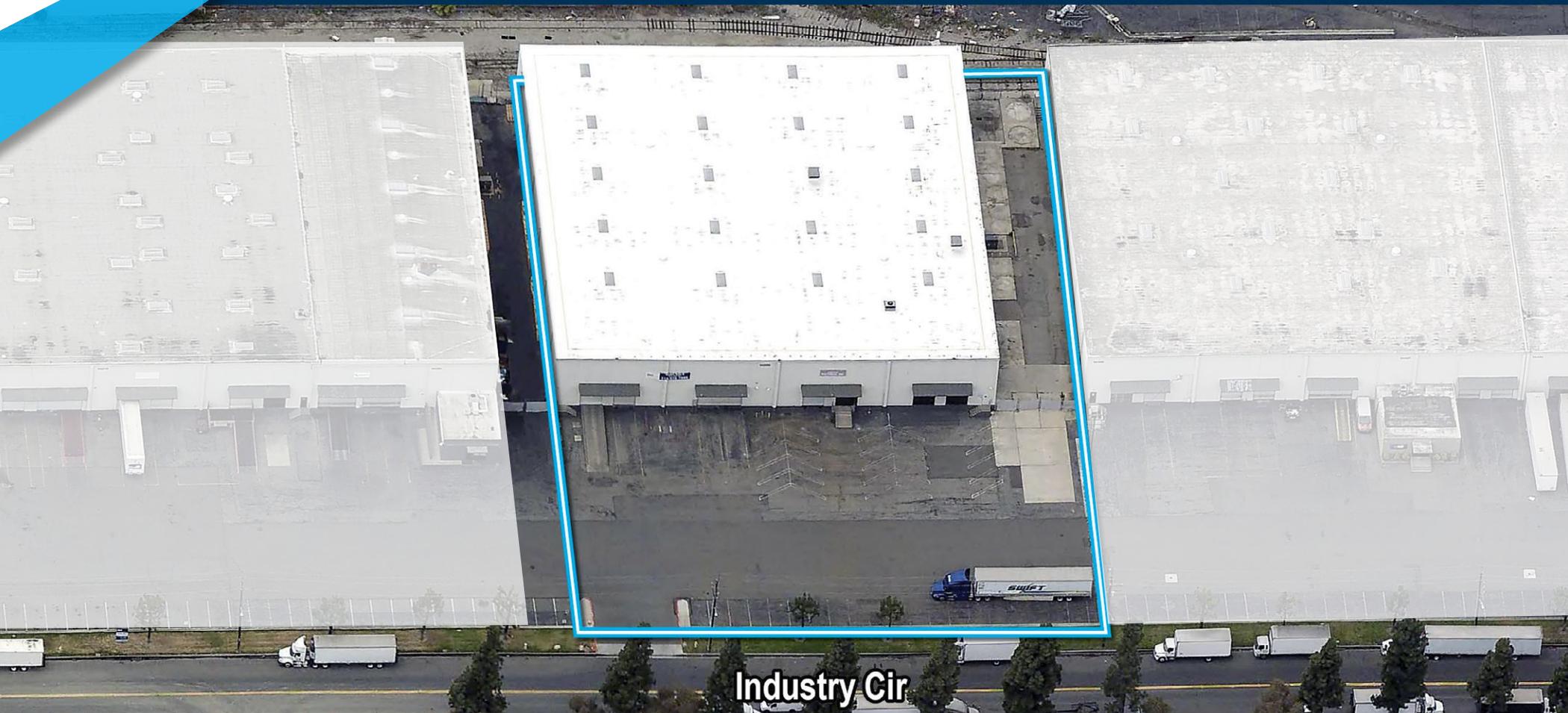


40,043 Sq. Ft.
FOR LEASE

\$0.95 PER SQ. FT.
1ST YEAR RATE

14385 INDUSTRY CIRCLE | LA MIRADA, CA 90638



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

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Voit
REAL ESTATE SERVICES



±40,043
Total Sq. Ft.



±1,200 Sq. Ft. of
NEW Office Space



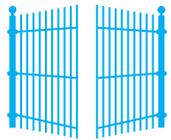
Extensive
Building Renovations



NEW LED
Lighting



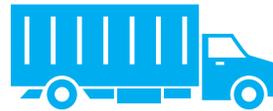
NEW ESFR Sprinkler
System Upgrade



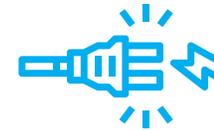
Fenced Yard



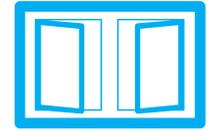
28' Warehouse
Clearance



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)



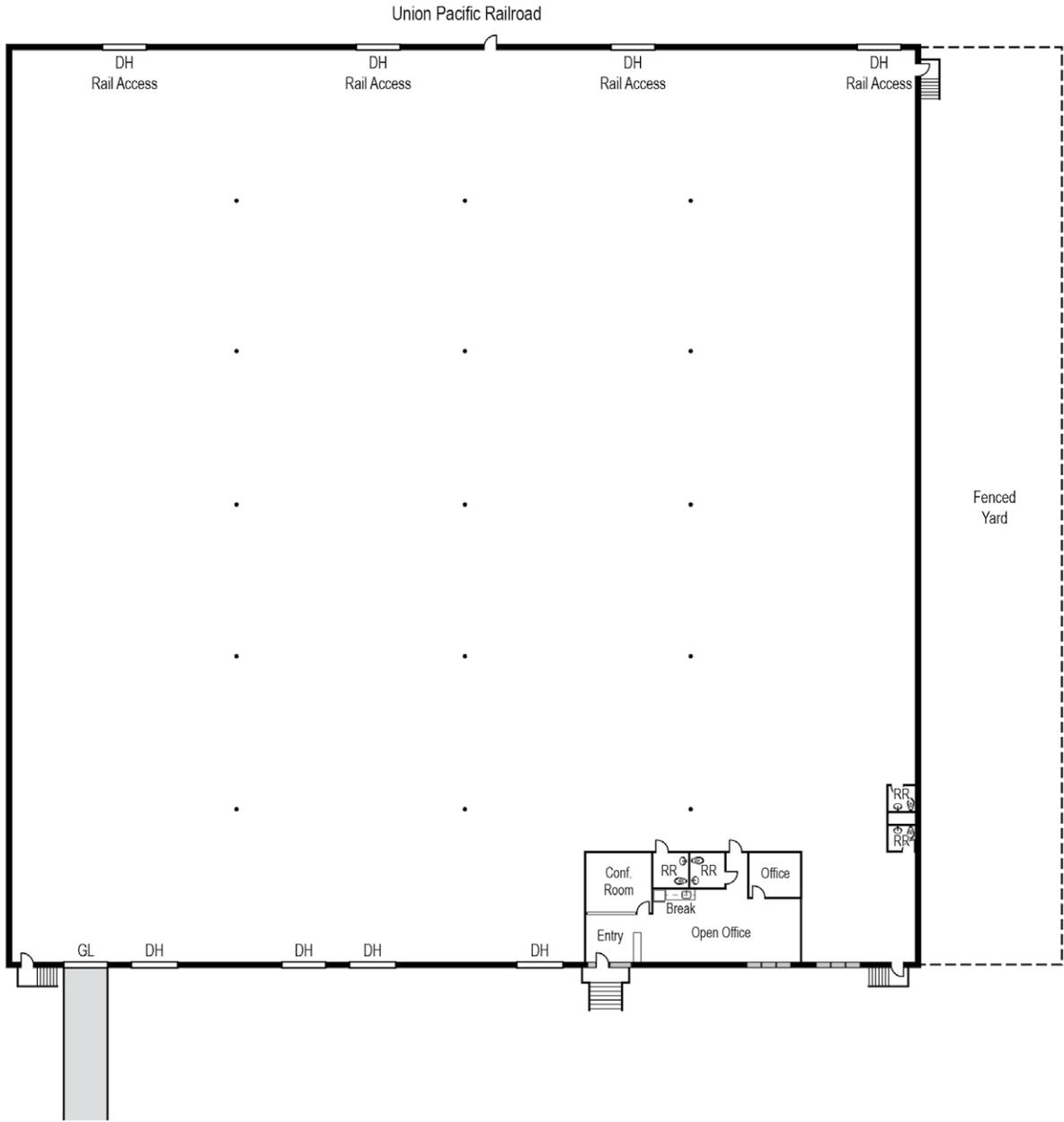
Easy Access to
Major Freeways
(5, 91, 605)



Access to
Ports



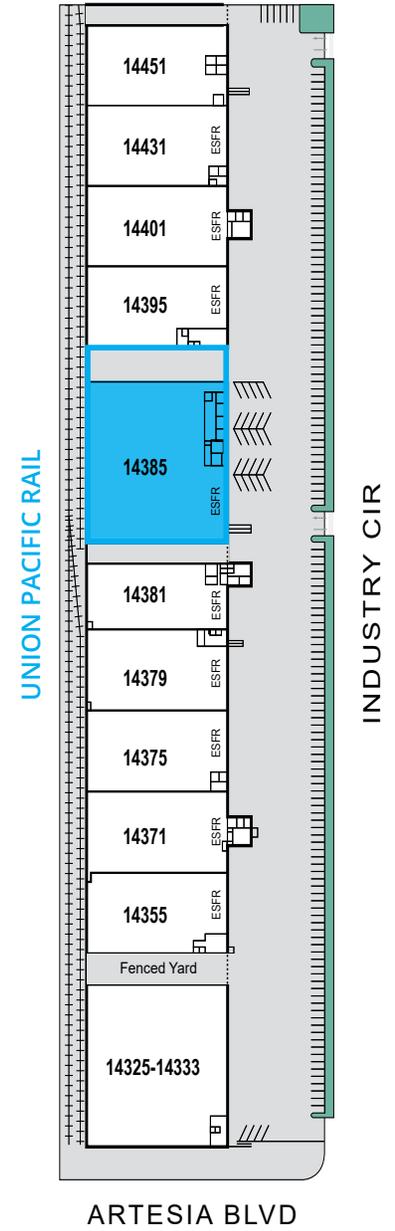
Low Nets
(±\$0.22 PSF)



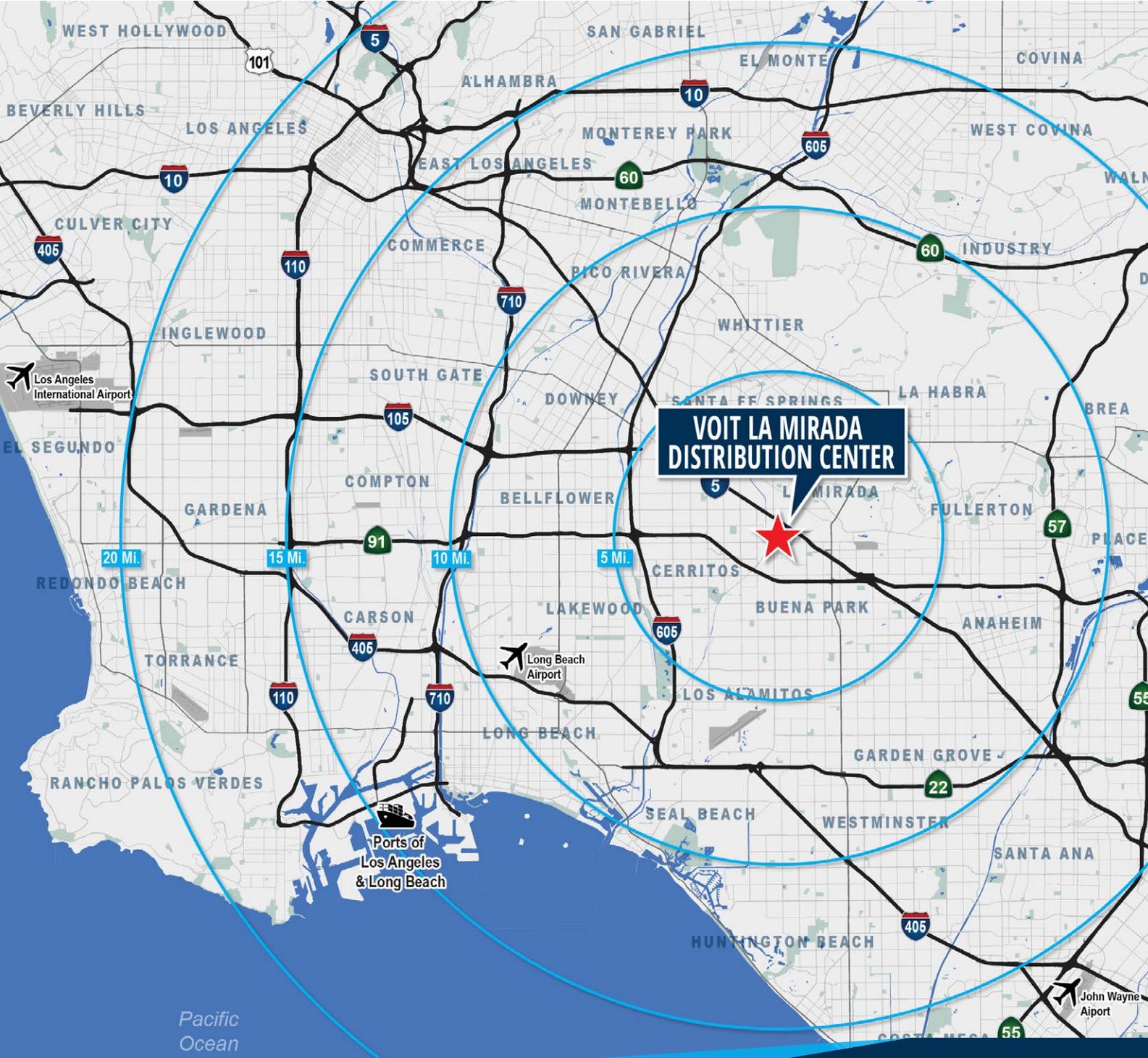
FLOOR PLAN

**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

Pacific Ocean

SITE ACCESS



**VOIT LA MIRADA
DISTRIBUTION CENTER**

FOR LEASE

14385 INDUSTRY CIRCLE | LA MIRADA, CA 90638

Voit
REAL ESTATE SERVICES

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