

**6565**

**VALLEY VIEW ST**  
LA PALMA, CA

**±424,285 SF**

AVAILABLE FOR LEASE



## PROPERTY FEATURES

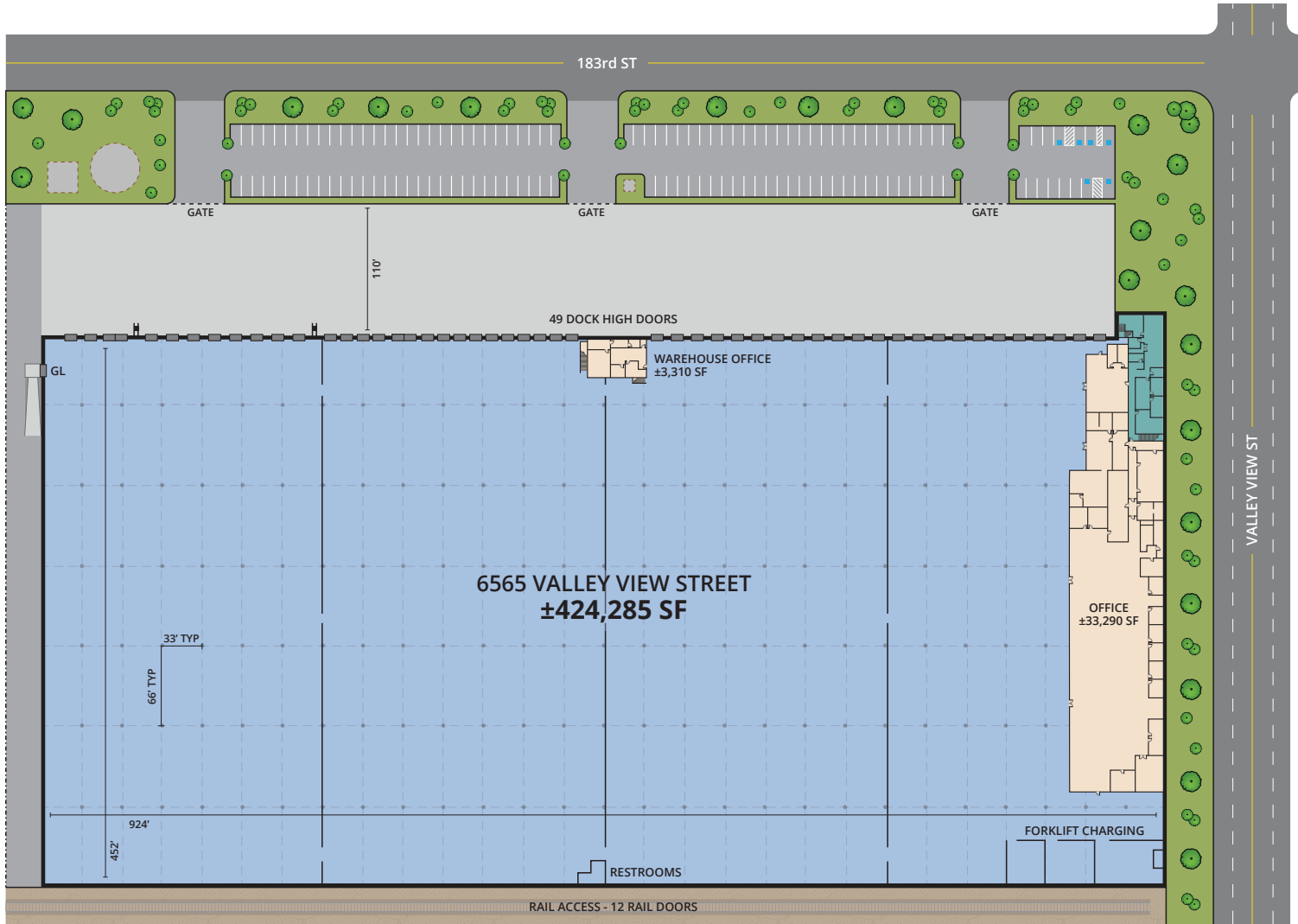
- » **Free standing** building
- » **±424,285 SF** available for lease
- » **±36,582 SF** of office space
  - Office space can be reduced
- » **21'** minimum clear height
- » **.54/4,500 GPM** enhanced sprinkler system
- » **49** dock high loading doors
  - **25** with pit levelers
- » **1** grade level door
- » **12** rail doors with dual rail access
- » **1,800 amps**, 277/480 volts power
- » **Secured** concrete truck court
- » **Immediate Access** to I-5 & SR-91 freeways
- » **Low** Operating expenses
- » **Roof** maintained by Landlord



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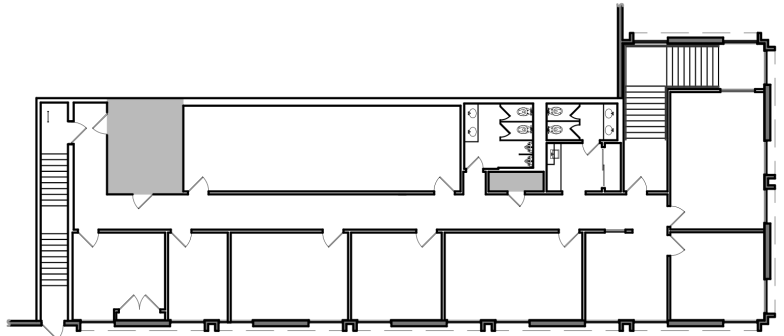
## PROPERTY SITE PLAN



\* All building, site and parking areas are approximate and to be verified.

Mezzanine Area

## MEZZANINE AREA - ±3,689 SF





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## LOCATION HIGHLIGHTS

**0.5 miles**  
to SR-91 Freeway  
Access**12 miles**  
to Long Beach  
Airport**22 miles**  
to Ports of Los Angeles  
& Long Beach**1.5 miles**  
to I-5 Freeway  
Access**18 miles**  
to John Wayne  
Airport**26 miles**  
to Los Angeles  
International Airport**Cameron Driscoll**License# 01224141  
+1 949 885 2976  
cameron.driscoll@jll.com**Luke McDaniel**License# 01203625  
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