



THE
ORDEN
COMPANY

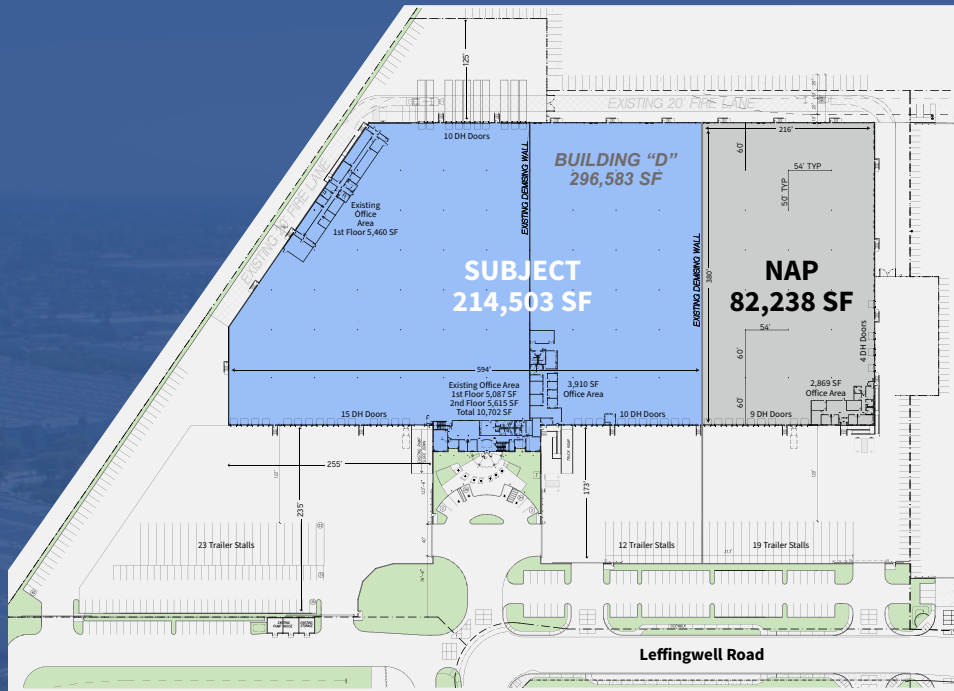
12991-13021 LEFFINGWELL RD
SANTA FE SPRINGS, CALIFORNIA
214,503 SF AVAILABLE
BUILDING D

LEFFINGWELL ROAD

Colliers

WWW.GOLDENSPRINGSBC.COM

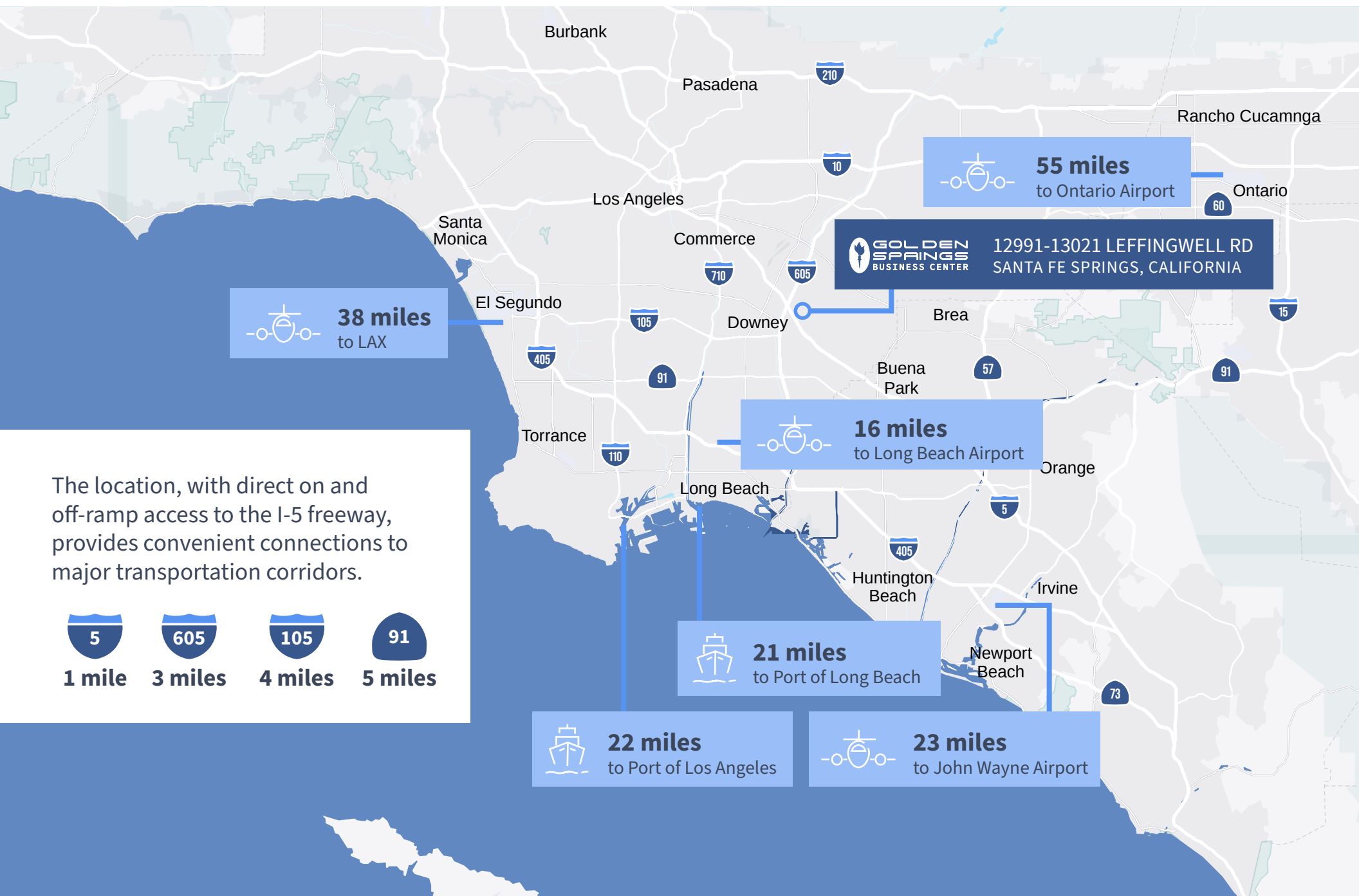
PROPERTY FEATURES



AVAILABLE SF:	214,503 SF (POL 296,583 SF)
CLEAR HEIGHT:	32'
OFFICE AREA:	20,072 SF Total High Image Office Area
WAREHOUSE OFFICE:	5,460 SF
DOCK HIGH DOORS:	35 - 9'x10' Dock Doors 25 - Pit-Type Load Levelers - 35,000 Lbs. 10 - Hydraulic Pit Levelers
GRADE LEVEL DOORS:	2 - Grade Level Loading Doors via Ramp
SPRINKLERS:	ESFR, 75 psi

TRUCK COURT:	3 Concrete Truck Courts (175'-235' / 125' / 173')
TRAILER PARKING:	35 Stalls in Private Fenced Yard
POWER:	1,000 Amps & 400 Amps, 277/480 Volt, 3 Phase (Expandable)
AUTO PARKING:	180 Stalls
LIGHTING:	T-5 Warehouse Lighting
DIMENSIONS:	594'x380'
COLUMN SPACING:	50'x54' TYP
LOCATION:	Prime location within 284-Acre Master Planned Golden Springs Business Center

LOCATION OVERVIEW



The location, with direct on and off-ramp access to the I-5 freeway, provides convenient connections to major transportation corridors.



1 mile



3 miles



4 miles



5 miles

LOCATION OVERVIEW

◆ FOUR-WAY INTERCHANGE



NEARBY AMENITIES



PARTIAL NEARBY AMENITIES

FOOD & DRINK

1. Applebee's
2. Burger King
3. Carl's Jr.
4. Chick-fil-A
5. Chipotle
6. Del Taco
7. Farmer Boys
8. IHOP
9. Jack in the Box
10. Jamba Juice
11. Jersey Mike's
12. Jimmy John's
13. KFC
14. L&L Hawaiian Barbecue
15. Lee's Sandwiches
16. McDonald's
17. Mountain Mike's Pizza
18. Movita Juice Bar
19. Outback Steakhouse
20. Panda Express
21. Panera Bread
22. Pieology
23. Popeyes
24. Starbucks
25. Subway
26. Taco Bell
27. The Buffalo Spot
28. The Flame Broiler
29. The Habit Burger
30. WaBe Grill
31. Wendys
32. Yum Yum Donuts

SHOPPING

1. Lowe's
2. Stater Bros. Markets
3. Target
4. The Home Depot
5. The Market by Superior
6. Walmart Neighborhood Market

FITNESS/CINEMA

1. 24 Hour Fitness
2. AMC Norwalk 20
3. Crunch Fitness
4. Esporta Fitness
5. Planet Fitness

UTILITIES/TRANSIT

1. Imperial & Carmenita Bus Stop
2. Imperial & Shoemaker Bus Stop
3. Imperial & Valley View Bus Stop
4. Kindred Hospital La Mirada
5. Norwalk Community Hospital
6. Metrolink Train Station



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214,503 SF
BUILDING D



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