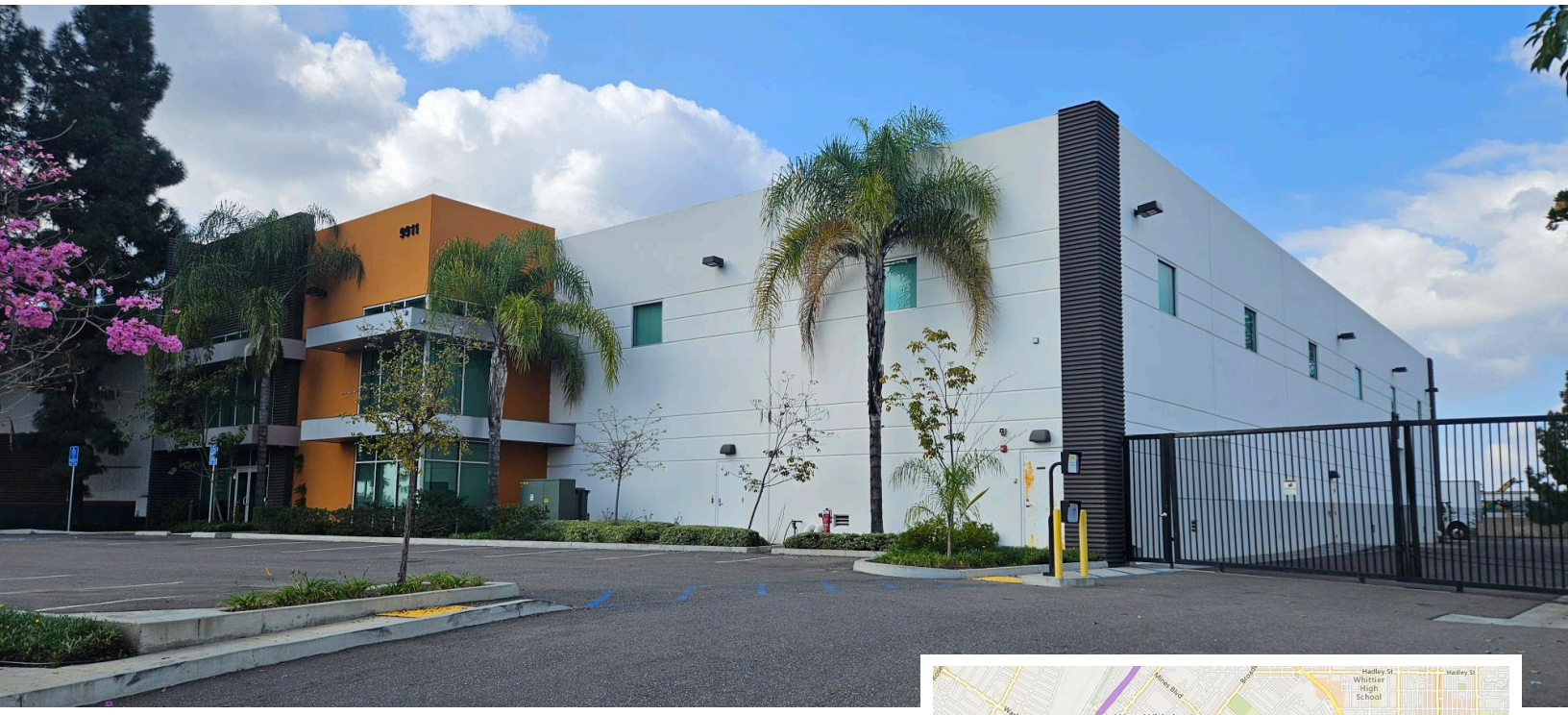
FOR LEASE

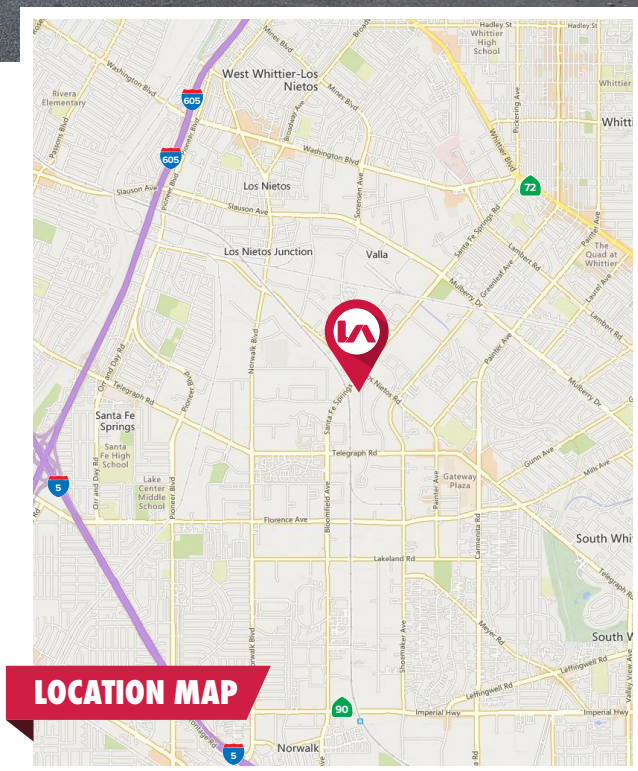
±23,390 SF WAREHOUSE ON ±58,270 SF OF LAND

9911 Romandel Ave | Santa Fe Springs CA



PROPERTY HIGHLIGHTS

- 2018 Construction
- Fully Fenced Yard
- 26′ Minimum Ceiling Height
- Two (2) DH and Two (2) GL Positions
- Temperature Controlled Warehouse



LOCATION MAP

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JASON WOODS
Vice President & Principal | Lic. ID # 01826464
P \\ 562.568.2042
E \\ jwoods@lee-associates.com

Lee & Associates: City of Industry
Corp. # 01125429
13181 Crossroads Pkwy N Suite 300, City of Industry, CA 91746
P// 562.699.7500

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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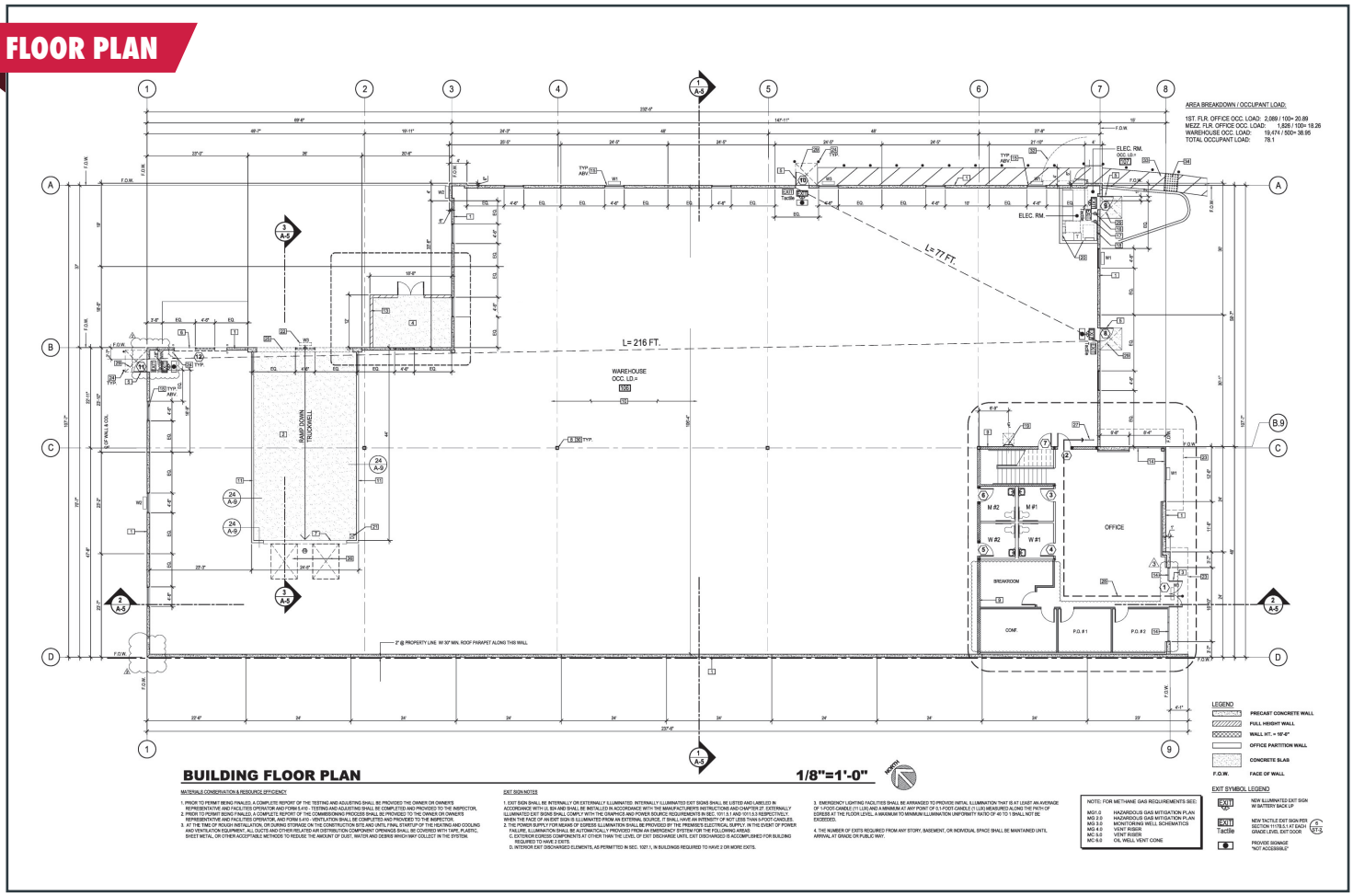
FLOOR PLAN



BUILDING FLOOR PLAN 1/8"=1'-0"

MATERIALE CONSERVATION & RESOURCE EFFICIENCY

1. PRIOR TO PERMIT BEING FINALIZED, A COMPLETE REPORT OF THE TESTING AND ADJUSTING SHALL BE PROVIDED THE OWNER OR OWNER'S REPRESENTATIVE AND FACILITIES OPERATOR AND FORM 5.410 - TESTING AND ADJUSTING SHALL BE COMPLETED AND PROVIDED TO THE INSPECTOR.
2. PRIOR TO PERMIT BEING FINALIZED, A COMPLETE REPORT OF THE COMMISSIONING PROCESS SHALL BE PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE AND FACILITIES OPERATOR, AND FORM 5.410 - VENTILATION SHALL BE COMPLETED AND PROVIDED TO THE INSPECTOR.
3. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING AND VENTILATION EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

EXIT SIGN NOTES

1. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL SIN AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SEC. 1011.5.1 AND 1011.5.3 RESPECTIVELY. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES.
2. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER LOSS, THE SUPPLY SHALL AUTOMATICALLY CHARGE TO AN ILLUMINATION SYSTEM WITH A MINIMUM DURATION OF:
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDING REQUIRED TO HAVE 2 EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1027.1, IN BUILDINGS REQUIRED TO HAVE 2 OR MORE EXITS.
3. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
4. THE NUMBER OF EXITS REQUIRED FROM ANY STORY, BASEMENT, OR INDIVIDUAL SPACE SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR PUBLIC WAY.

NOTE: FOR METHANE GAS REQUIREMENTS SEE:

M21.0	HAZARDOUS GAS MITIGATION PLAN
M2.2-3	HAZARDOUS GAS MITIGATION PLAN
M3.3-5	MONITORING WELL SCHEMATICS
M3.4-0	VENT RISER
MC 6.0	VENT RISER
MC 6.0	OIL WELL VENT CONE

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