



**335,905 SF SITE AVAILABLE FOR LEASE**

**58,225 SF BUILDING ON ±7.7 ACRES**

**PREMIER TRANSLOAD WAREHOUSE DISTRIBUTION FACILITY**

14434 - 14527 San Pedro Street, Unincorporated Los Angeles County





### **WAREHOUSE DISTRIBUTION FACILITY**

- Building Size: 58,225 SF Cross Dock Configuration
- Land Size: ±7.7 Acres (335,905 SF)
- 2,715 SF Office
- 21 Dock High Positions (4 with Pit Levelers)
- 3 Grade Level Doors (1 Ramped)
- 28' Minimum Warehouse Clearance
- ESFR K-25 Fire Sprinkler System
- LED Lighting
- 3000 Amps, 277/480V
- Concrete Parking and Loading Areas at 14527
- Complete Redevelopment
- Two Secured Fenced Yards
- Designed to Achieve LEED Gold Certification
- Premier Location Central to All of Los Angeles, Ports of Los Angeles and Long Beach, and LAX
- 659 Million Square Feet of Industrial Product Within 20 Miles (Per CBRE Research Dept.)
- 2.6 Million Households Within 20 Miles



San Pedro St

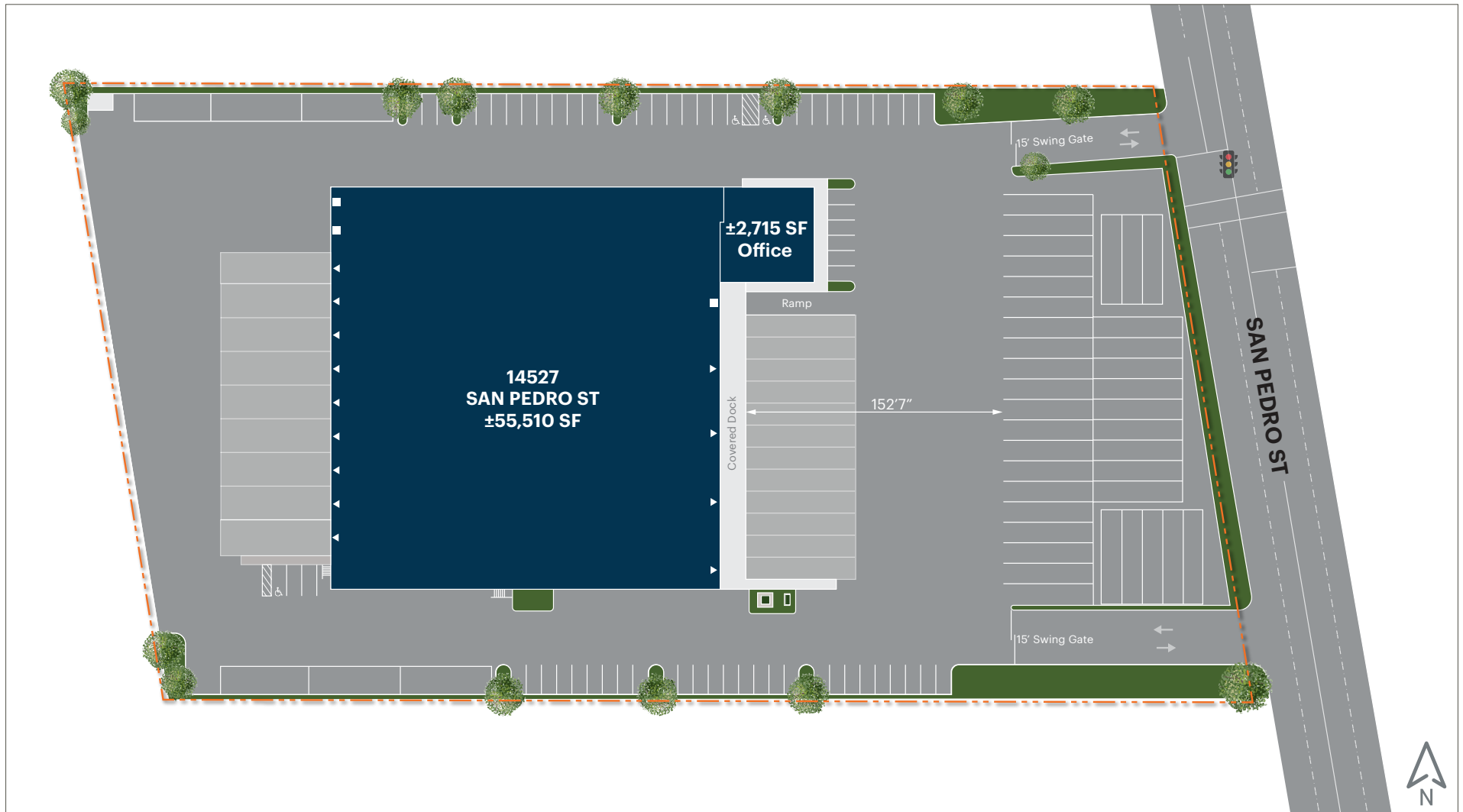


**BUILDING**  
58,225 SF

**LAND**  
335,905 SF

**PARCEL 1**  
231,918 SF

**PARCEL 2**  
103,987 SF



**WAREHOUSE**  
58,225 SF

**LAND**  
231,918 SF

▲ Dock High  
■ Ground Level

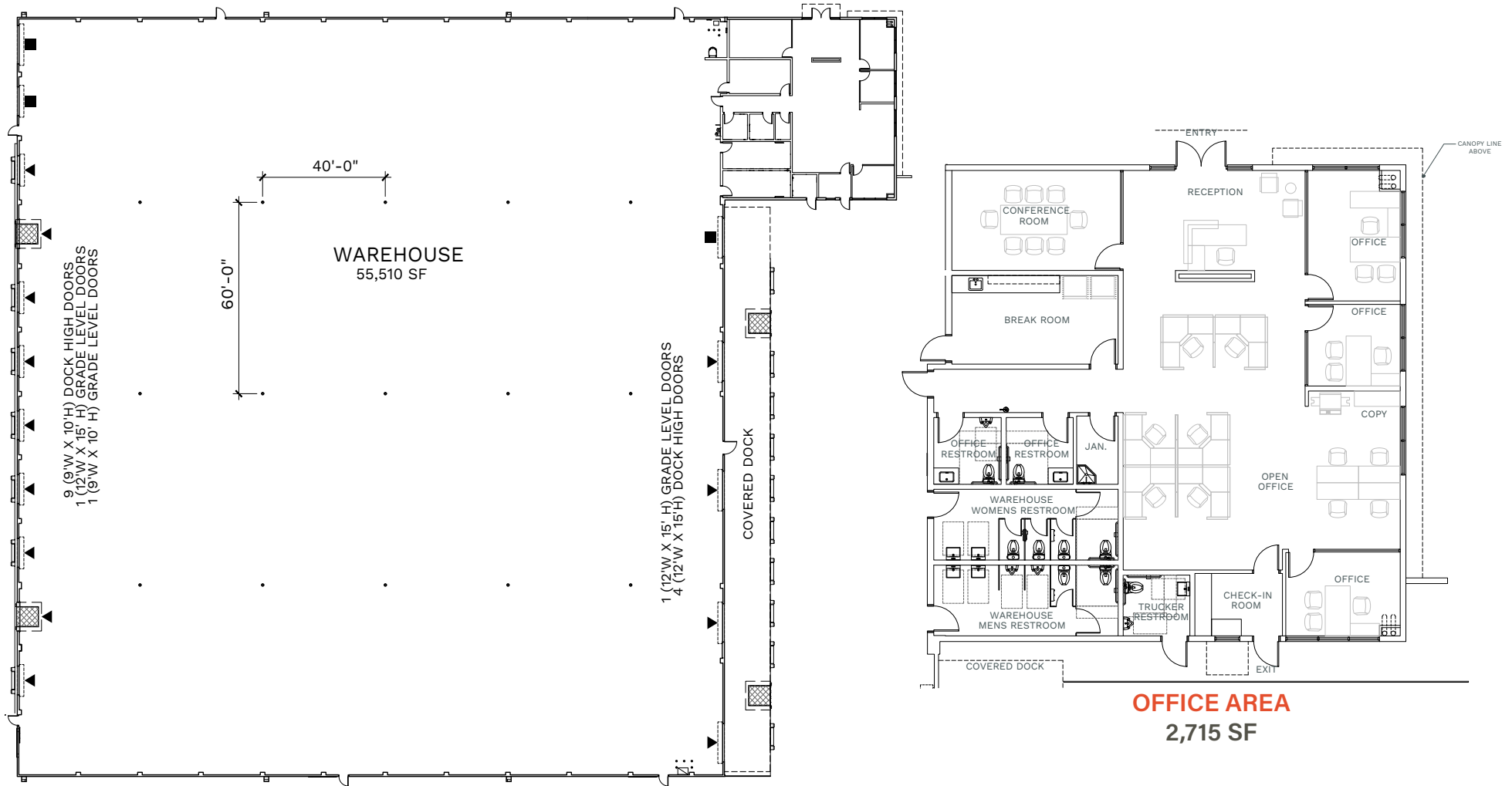
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



**LAND**  
103,987 SF

**PARKING**  
272 Stalls

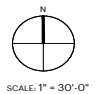
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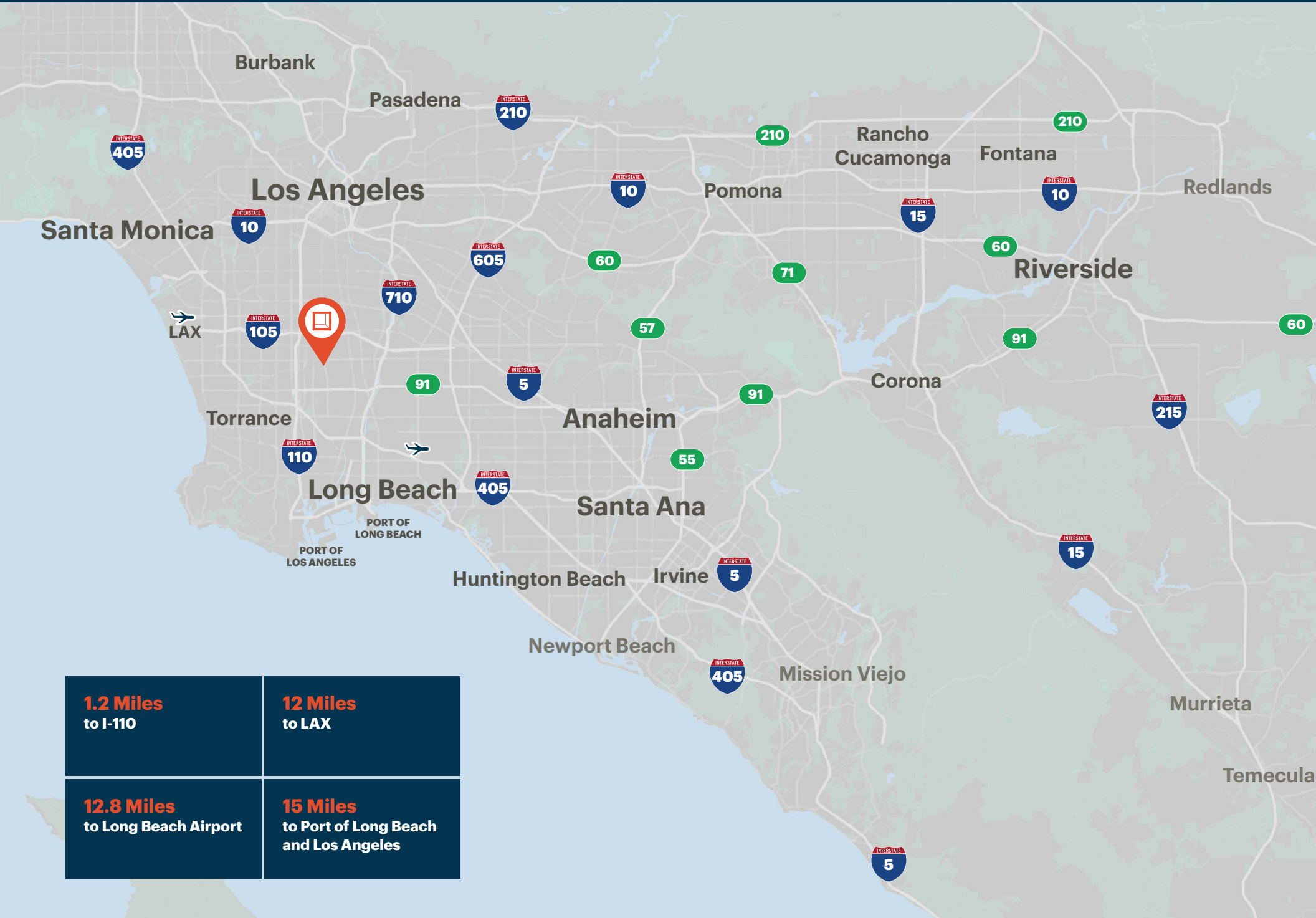
**WAREHOUSE**  
55,510 SF

**OFFICE**  
2,715 SF

**TOTAL**  
58,225 SF

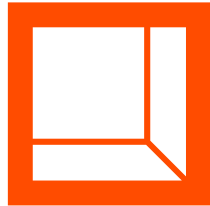


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<b>1.2 Miles</b> to I-110	<b>12 Miles</b> to LAX
<b>12.8 Miles</b> to Long Beach Airport	<b>15 Miles</b> to Port of Long Beach and Los Angeles





**Rexford  
Industrial**

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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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