



99,520 SF For Lease & Sale
2700 Sequoia Drive, South Gate, CA



Property highlights

99,520 SF building on 4.89 acres of land

30' minimum clearance

±7,038 SF of office space

15 dock-high doors,

1 ground level door

.2/1500 GPM calculated fire sprinkler

Built in 1999

Secured yard

3,000 amps, 277/480 volt (verify)

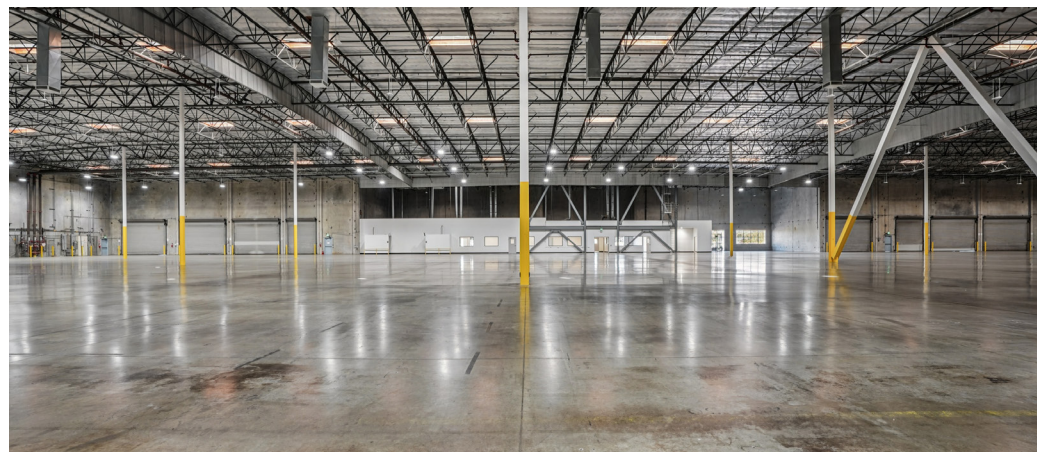
225 parking spaces

Light industrial zoning

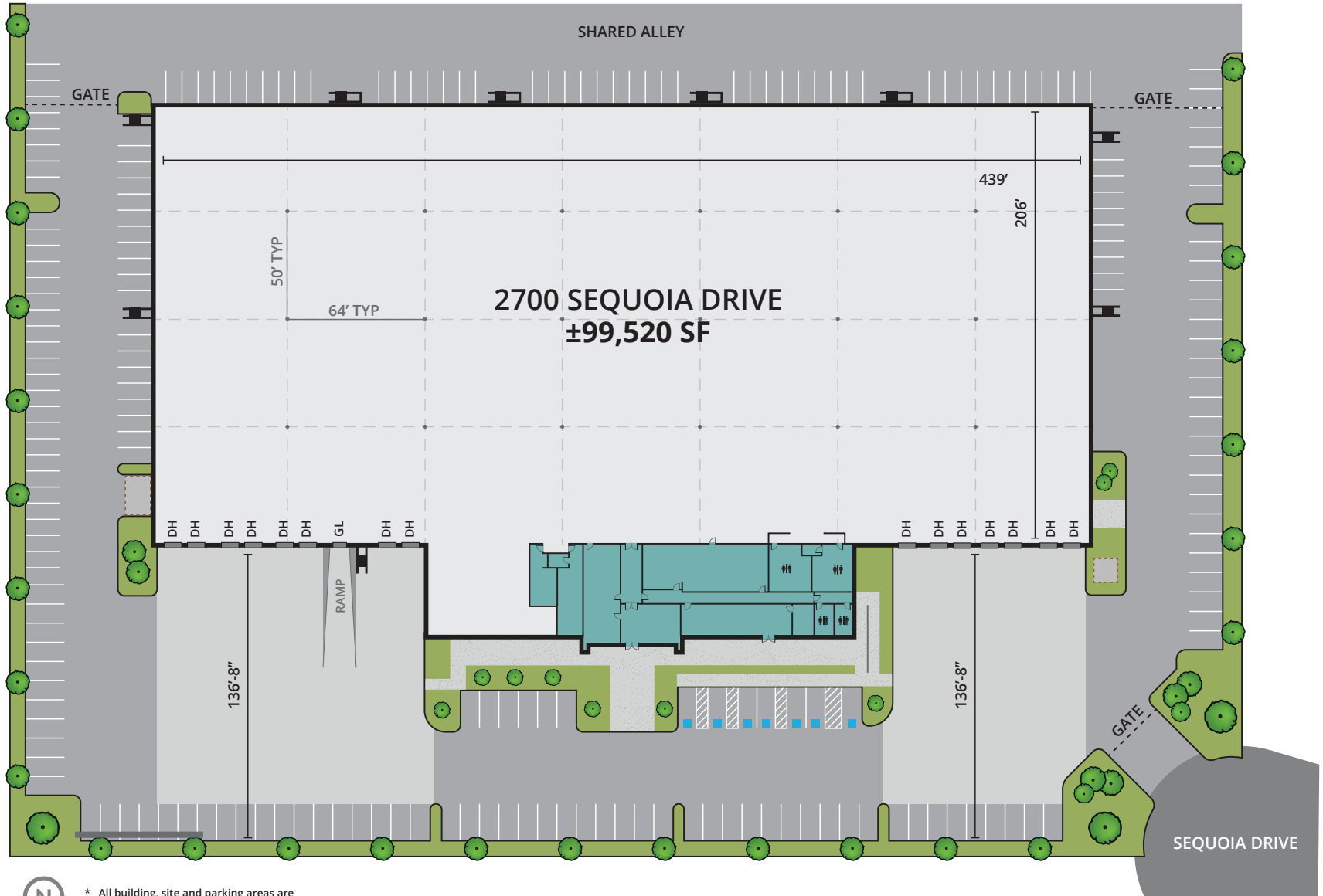
Immediate access to I-710 and I-105

\$1.00 NNN + \$0.15 Opex

\$238 PSF Sale Price (\$23,685,760)



Site plan



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

Location





2700 Sequoia Drive

Sequoia Drive

Alameda Corridor

N. Alameda Corridor

S. Alameda Corridor



Luke McDaniel
Executive Managing Director
luke.mcdaniel@jll.com
+1 949 885 2974
RE Lic. #01203625

Cameron Driscoll
Executive Managing Director
cameron.driscoll@jll.com
+1 949 885 2976
RE Lic. #01224141

Zac Sakowski
Executive Managing Director
zac.sakowski@jll.com
+1 424 294 3429
RE Lic. #01510420

Brianna Demus
Executive Vice President
brianna.demus@jll.com
+1 424 294 3436
RE Lic. #02049585