

Available SF 66,088 SF Industrial For Lease Building Size 150,161 SF



Property Name: Heritage Crossing Business Park
Address: 10006 Santa Fe Springs Rd, Santa Fe Springs, CA 90670
Cross Streets: Santa Fe Springs Rd/Telegraph Rd

Excellent Corporate Image
 30' Minimum Clearance / ESFR
 15 Dock High Positions, 1 Ground Level door
 Immediate Access to 605, 5, and 91 Freeways

Lease Rate/Mo: \$122,263	Sprinklered: ESFR	Office SF / #: 6,087 SF
Lease Rate/SF: \$1.85	Clear Height: 30'	Restrooms:
Lease Type: Gross	GL Doors/Dim: 1	Office HVAC: Heat & AC
Available SF: 66,088 SF	DH Doors/Dim: 15	Finished Ofc Mezz: 2,029 SF
Minimum SF: 66,088 SF	A: 400 V: 480/480 O: 3 W: 4	Include In Available: Yes
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: 3 Years	Const Status/Year Blt: Existing / 2003	Include In Available: No
Sale Price: NFS	Whse HVAC: No	Possession: 60 Days
Sale Price/SF: NFS	Parking Spaces: 46 / Ratio: 0.7:1	Vacant: No
Taxes:	Rail Service: No	To Show: Call broker
Yard: No	Specific Use: Manufacturing	Market/Submarket: MidCounties
Zoning: M-2		APN#: 8005019038

Listing Company: Colliers - El Segundo
Agents: [Mike Foley 310-321-1813](#), [Christopher Sheehan, SIOR 310-321-1831](#), [Senna De La Cruz 310-321-1862](#), [Jay McGhee 310-321-1917](#)
Listing #: 41041612 **Listing Date:** 09/09/2024 **FTCF:** CB250N000S000/OAA
Notes: Availability contingent upon lease termination with current tenant. Please verify all information.