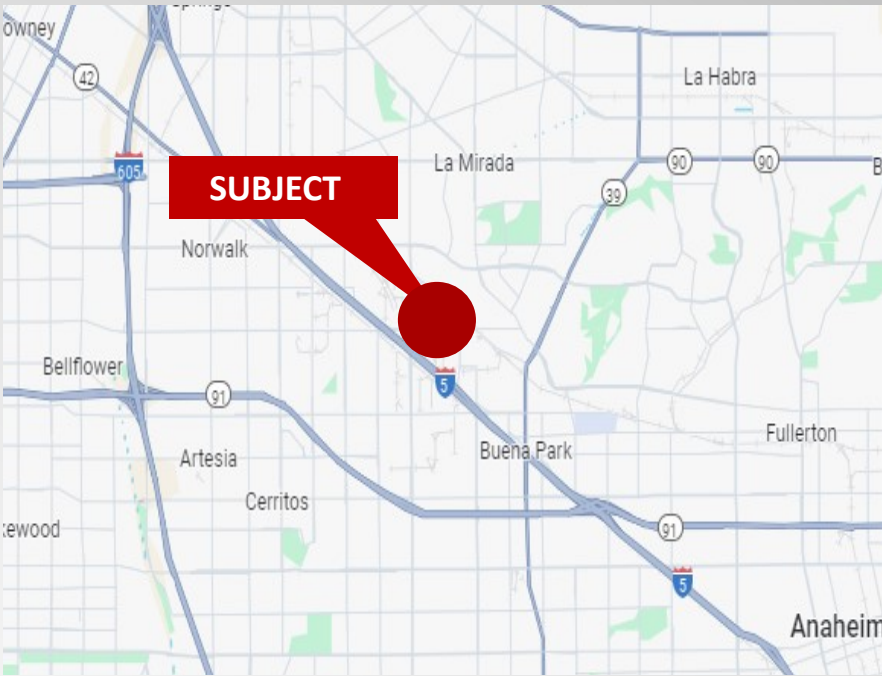




**AVAILABLE FOR LEASE:**

24,000 sq. ft. Industrial Building  
16221 Heron Ave  
La Mirada, CA 90638



**Highlights:**

- 24,000 sq. ft. freestanding building
- 2,750 sq. ft. of offices
- Eight (8) dock high loading positions (load levelers on every position)
- One (1) ground level loading door
- Large private fenced yard area
- 22' minimum ceiling height
- .33/3,000 GPM fire sprinkler system
- 200 Amps, 120/220 Volts, 3 Phase power
- Immediate access to 5, 91 605, and 605 freeways
- Building will be fully refurbished
- **Available October 1, 2024**
- Lease Rate: \$1.49 per sq. ft. Gross
- OPEX: ~\$0.045 per sq. ft.

\* Tenant to verify all information contained herein \*



**COMMERCIAL BROKERAGE**  
16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

(714) 521-0800  
Incocommercialbrokerage.com



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# TENANT IMPROVEMENTS

- New Acrylic roof coating system and smoke hatches
- New dock doors and load levelers
- New paint for exterior and interior (office and warehouse)
- New UFO LED high bay motion sensor warehouse lighting
- New exterior LED wall pack lighting
- New office LED flat panel lighting
- New vinyl plank flooring throughout office
- Loading doors will be serviced and in good working condition
- Scrim foil fixed to have consistent look and all be intact
- Parking lot improvements: fixed potholes, seal coat and striped
- Refurbished kitchenette including new cabinets, counter sink and faucet
- Office doors will be in good working condition with upgraded hardware
- Fully redone bathrooms with new fixtures



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**FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:**

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VICE PRESIDENT  
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