

FOR SALE OR LEASE

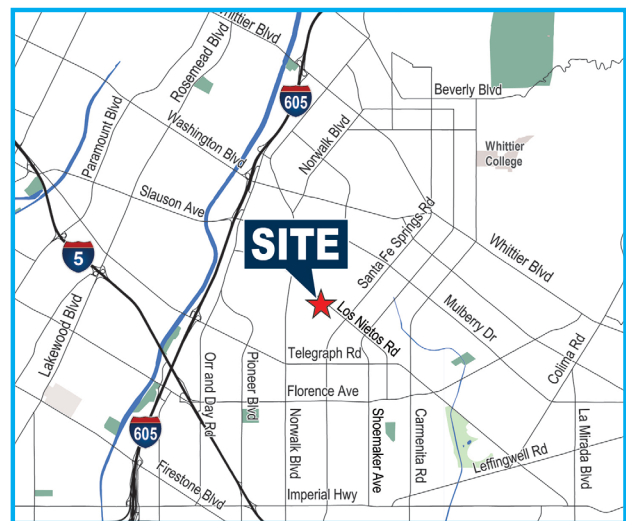
Turnkey Manufacturing,
Fabrication, or Contractors Facility



12336 LOS NIETOS ROAD | SANTA FE SPRINGS | CA | 90670

PROPERTY FEATURES

- ± 14,940 SF Industrial Building on ± 37,149 of land
- 40% Building Coverage Ratio
- ± 1,340 SF Office Area
- Shop Offices, Shop Restrooms, Lab/Testing Rooms
- 11'-25' ft Clear Height
- 1,200 AMPS, 480 Volt Heavy Power
- One (1) Oversized Ground Level Door (20 ft wide x 12 ft high)
- Large, Fenced, Concrete Yard Area
- Two (2) Overhead Cranes in Warehouse (5 ton & 10 ton)
- Bonus Canopy Areas In Yard
- Existing Solar Panel System on Roof
- Excellent Access to 5, 605, and 91 Freeways



DAN BERKENFIELD
SENIOR VICE PRESIDENT | PARTNER

562.833.7011
dberkenfield@voitco.com
Lic. #01706467

MATT PETERS
SENIOR ASSOCIATE

949.263.5305
mpeters@voitco.com
Lic. #02065503

2020 Main Street | Suite 100 | Irvine, California 92614 | 949.851.5100 | 949.261.9092 FAX

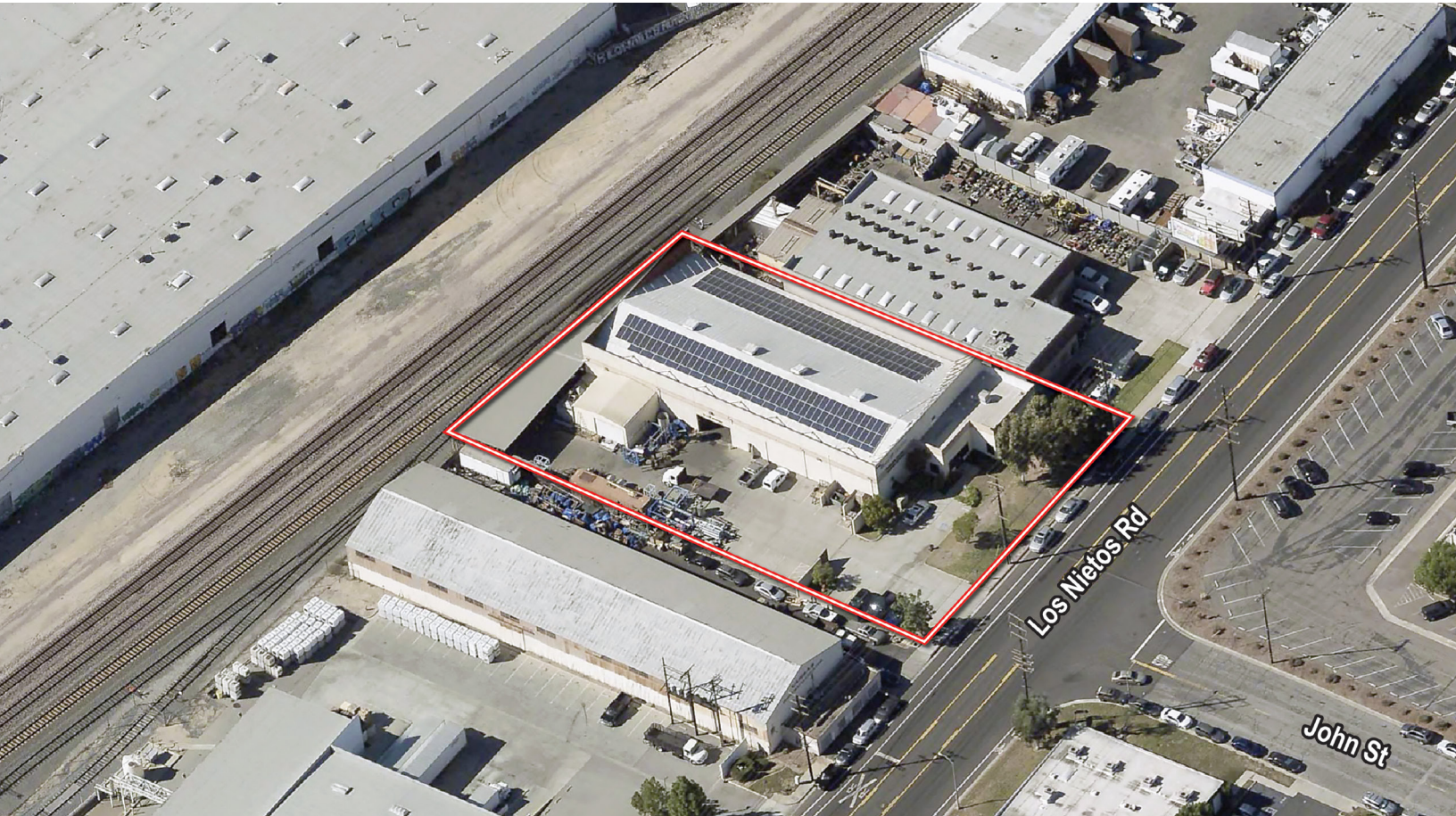
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REAL ESTATE SERVICES

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