

Available SF 47,499 SF Industrial For Lease Building Size 150,161 SF



Property Name: Heritage Crossing Business Park
Address: 10018 Santa Fe Springs Rd, Santa Fe Springs, CA 90670
Cross Streets: Santa Fe Springs Rd/Telegraph Rd

30' Minimum Clearance / ESFR
 10 Dock High Positions
 Immediate Access to 605, 5, and 91 Freeways
 Dead Storage Use Possible

Lease Rate/Mo: \$71,249	Sprinklered: ESFR	Office SF / #: 2,059 SF
Lease Rate/SF: \$1.50	Clear Height: 30'	Restrooms:
Lease Type: Gross	GL Doors/Dim: 1	Office HVAC: Heat & AC
Available SF: 47,499 SF	DH Doors/Dim: 10	Finished Ofc Mezz: 0 SF
Minimum SF: 47,499 SF	A: 200 V: 480/480 O: 3 W: 4	Include In Available: No
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: Acceptable to Owner	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: / Ratio:	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 #: 41041238 **Listing Date:** 09/09/2024 **FTCF:** CB250N000S000/OAA
Notes: Dead storage use possible. Please verify all information.