

Available SF 150,161 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

Excellent Corporate Image  
 30' Minimum Clearance / ESFR  
 31 Dock High Positions, 2 Ground Level Doors  
 Immediate Access to 605, 5, and 91 Freeways

<b>Lease Rate/Mo:</b> \$277,798	<b>Sprinklered:</b> ESFR	<b>Office SF / #:</b> 23,036 SF
<b>Lease Rate/SF:</b> \$1.85	<b>Clear Height:</b> 30'	<b>Restrooms:</b>
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 2	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 150,161 SF	<b>DH Doors/Dim:</b> 31	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 150,161 SF	<b>A: 800 V: 480/480 O: 3 W: 4</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> 6.50 Ac / 283,140 SF	<b>Construction Type:</b> TILT UP	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Bit:</b> Existing / 2003	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 60 Days
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> / Ratio:	<b>Vacant:</b> No
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> No	<b>Specific Use:</b> Manufacturing	<b>Market/Submarket:</b> MidCounties
<b>Zoning:</b> M-2		<b>APN#:</b> 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 #:** 41041629 **Listing Date:** 09/09/2024 **FTCF:** CB250N000S000/OAA  
**Notes:** Furniture and racking may be purchased separately. Availability contingent upon lease termination with current tenant occupying 66,088 sf at 10006 Santa Fe Springs Rd. Please verify all information.