

## FOR LEASE

- ± 3,745 SF of Office
- 12 Ground Level Loading Doors
- Shop Restrooms
- · 4 Exterior Truckwell Docks Covered Loading Area
- 25-28' Warehouse Ceiling Height
- Fire Sprinklered .33/2,000 GPM & .21/1,500 GPM
- 2,000 Amps of Power, 277 /480 Volt
- 4.40 Acre Land Parcel
- Fenced Yard
- Drive Around Building
- Active Rail Service BNSF
- · Close to Ports of Long Beach
- Excellent Proximity to 5, 🛐 & 🐠 Freeways
- \$0.55 Net Lease Rate
- \$0.106 Nets



11600 LOS NIETOS ROAD SANTA FE SPRINGS, CA



#### SEAN MCDONALD

#### Associate

424.329.7501 smcdonald@voitco.com Lic#01973606

### MITCH ZEHNER Executive Vice President

714.935.2307 mzehner@voitco.com Lic#00882464

#### **BRIAN MCLOUGHLIN**

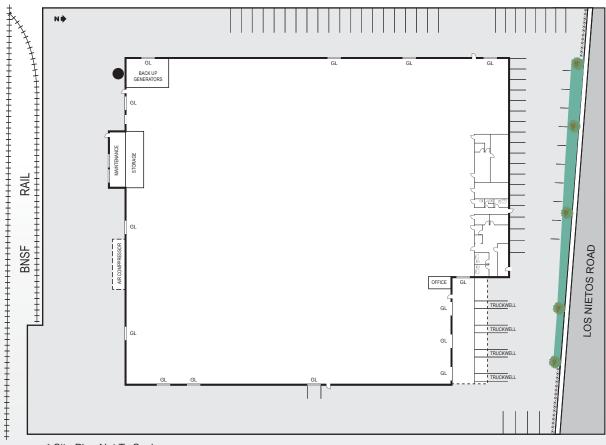
Senior Vice President 424.329.7503 bmcloughlin@voitco.com Lic#01268410

# AVAILABLE FOR LEASE - ± 107,740

### 11600 LOS NIETOS ROAD, SANTA FE SPRINGS, CA







\* Site Plan Not To Scale

#### SEAN MCDONALD

Associate

424.329.7501 smcdonald@voitco.com Lic#01973606 MITCH ZEHNER
Executive Vice President

Executive Vice President 714.935.2307 mzehner@voitco.com Lic#00882464

#### **BRIAN MCLOUGHLIN**

Senior Vice President

424.329.7503 bmcloughlin@voitco.com

Licensed as a Real Estate Broker by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2015 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.