



CBRE

**±74,000 SF FREESTANDING
INDUSTRIAL BUILDING ON ±3.87 ACRES**
RARE OWNER-USER INVESTMENT OPPORTUNITY

GANNET ST

13911

SANTA FE SPRINGS, CA 90670

PROPERTY OVERVIEW*

Address	13911 Gannet St, Santa Fe Springs, CA
Building Size	±74,000 SF
Lot Size	±3.87 AC (±168,726 SF)
Construction	Concrete Tilt-Up
Year Built	1973

BUILDING SPECIFICATIONS*

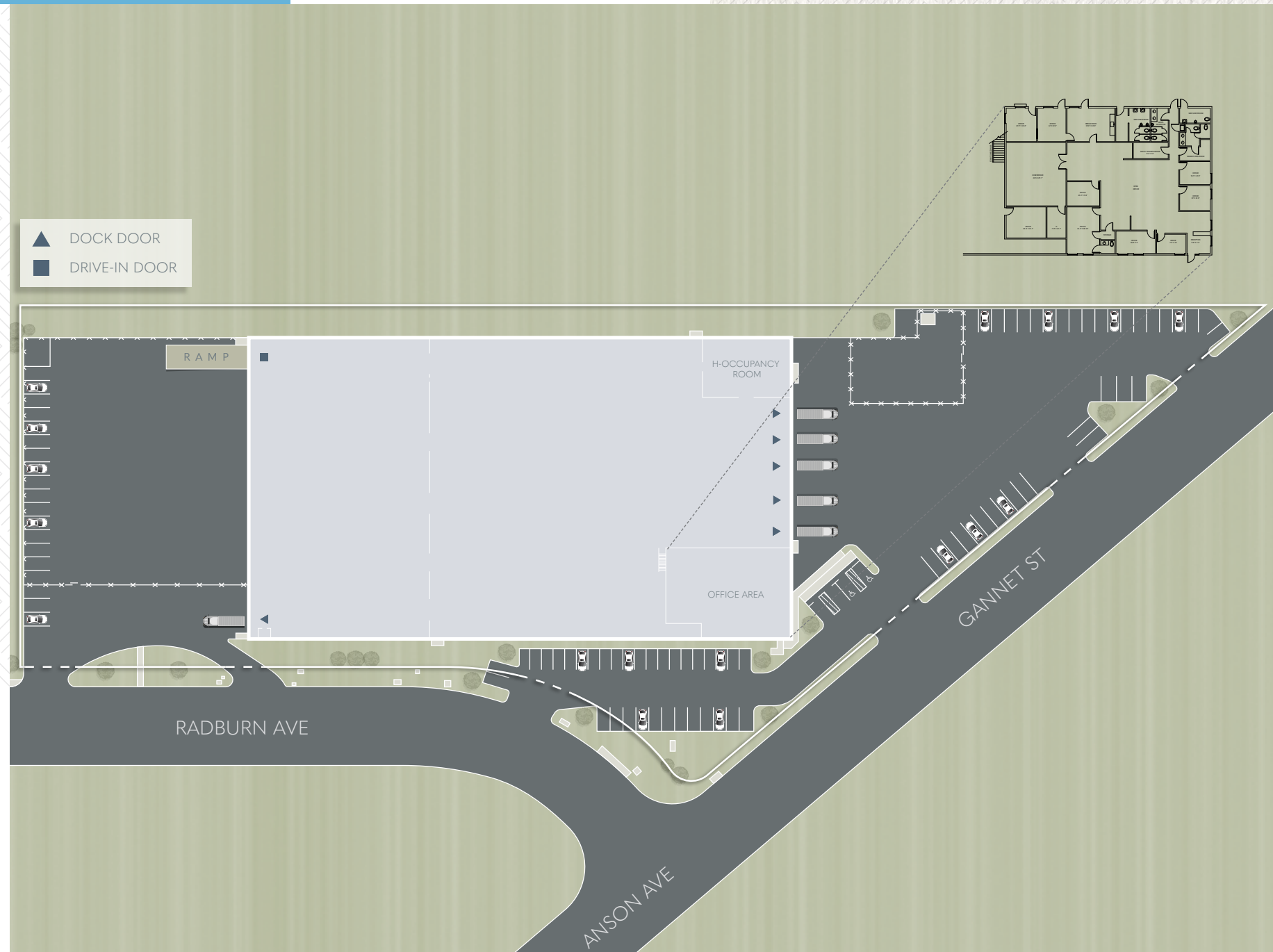
Office SF	±4,452 SF 1st Floor Office
Bonus Mezzanine	±2,226 SF, Including ±1,200 SF Unfinished
Clear Height	±20' Warehouse Clear Height
Dock-High Doors	Six (6) Dock-High Doors with Four (4) Mechanical Levelers
Grade-Level Doors	One (1) Grade-Level Ramp
Yard	Two (2) Secured Concrete Yards
Power	1,000 amps; 277/480 Volt
H-Occupancy Room	±2,268 SF
Sprinkler System	.20/2,500 g.p.m.Sprinkler Calculation

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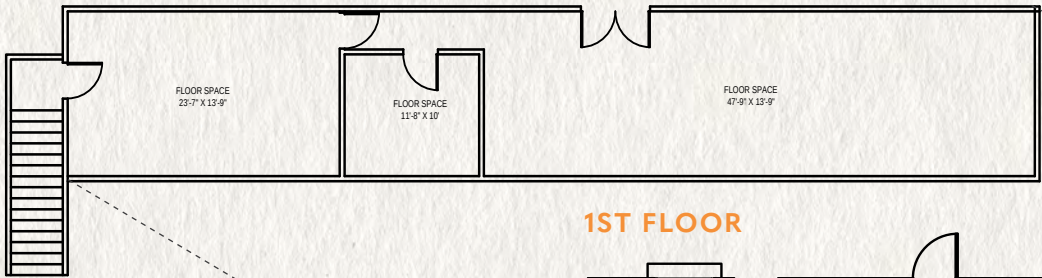
All square footages are estimates. Buyer to verify all information.

SITE PLAN

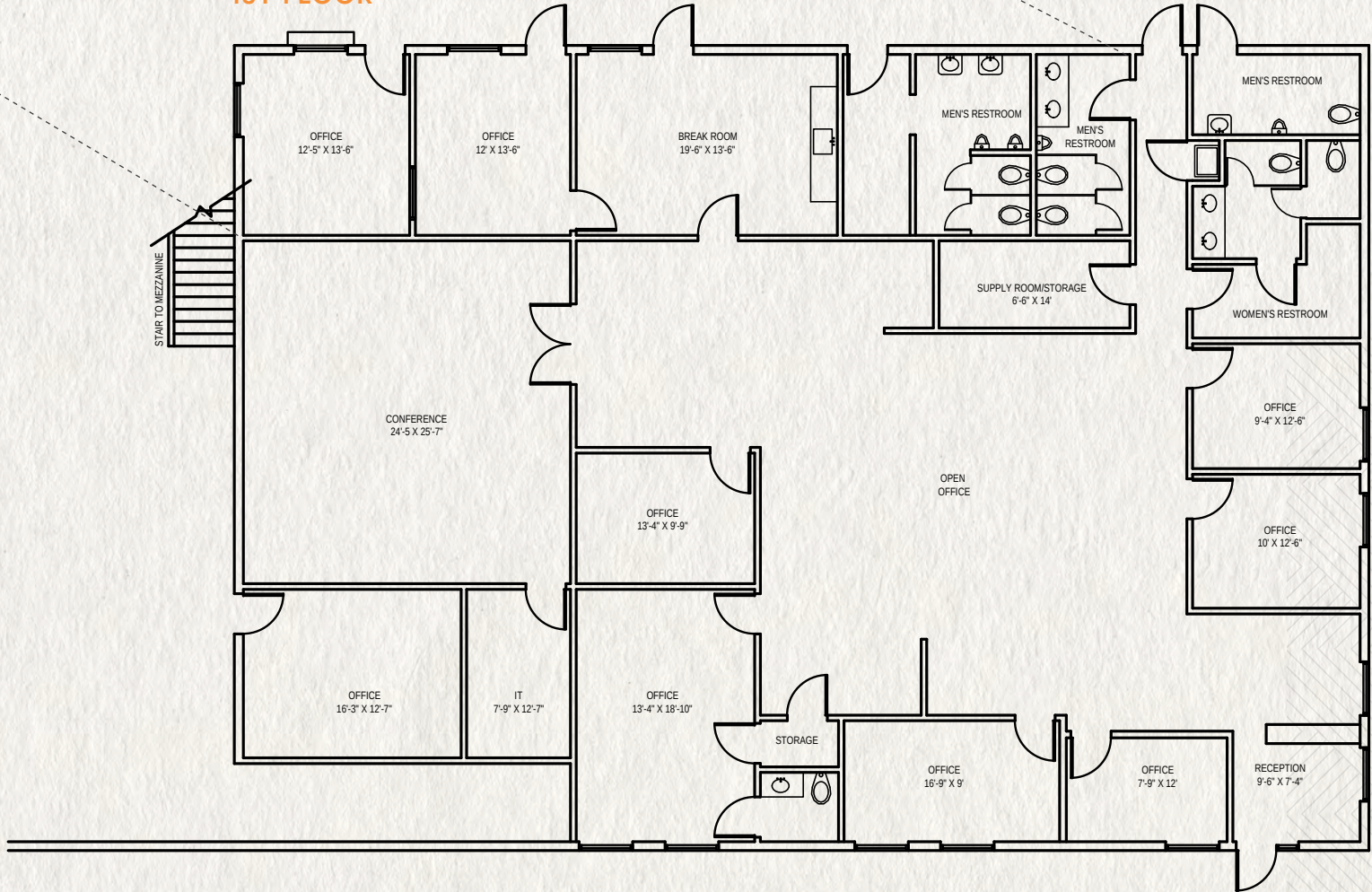


FLOOR PLANS

MEZZANINE



1ST FLOOR





REGIONAL MAP





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