

Prologis Mid-Counties Distribution Center 44

16501-16509 Trojan Way | La Mirada, CA



INDUSTRIAL SPACE FOR LEASE

497,620 SF

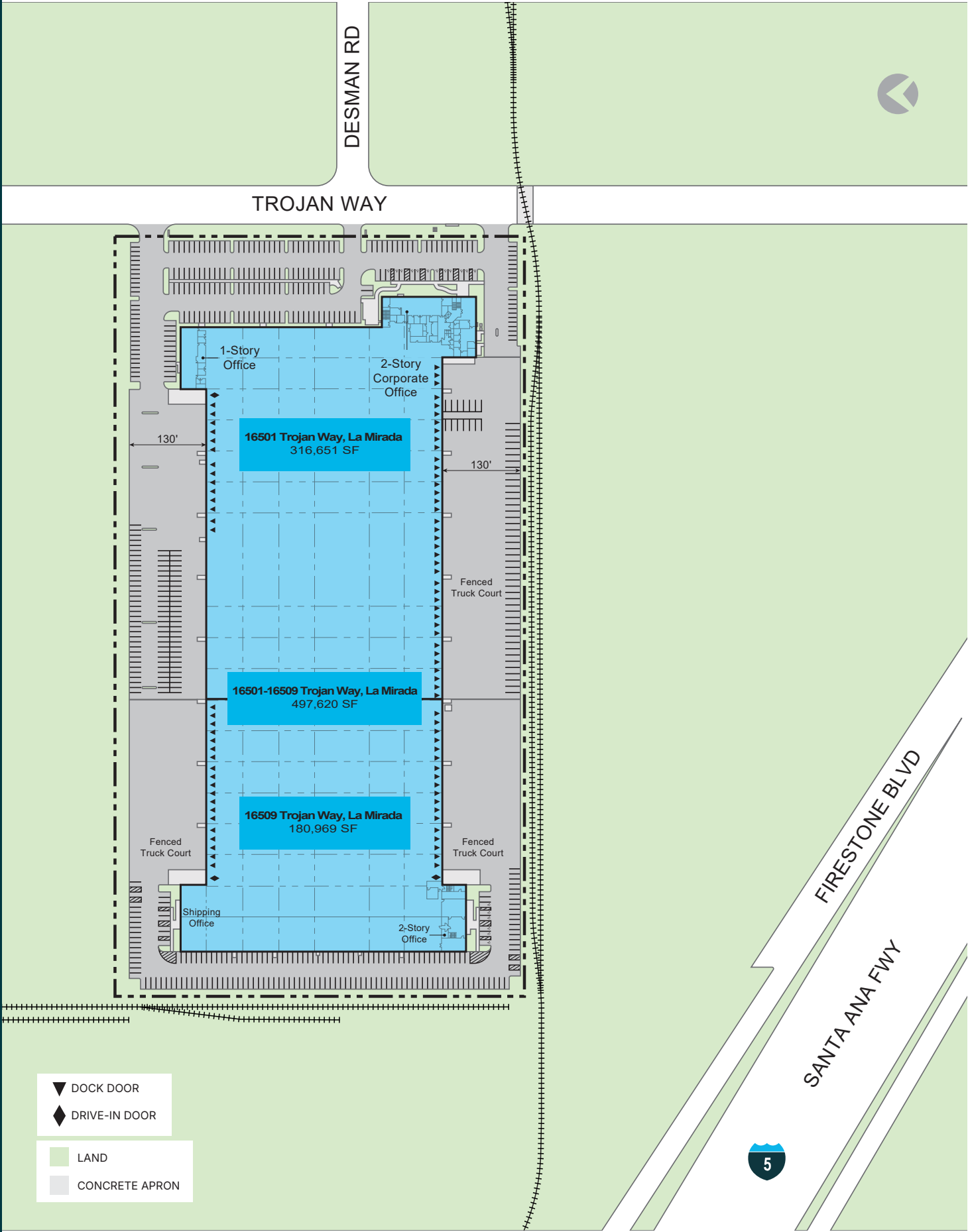
 **PROLOGIS®** **CBRE**

Your Future, Expertly Executed

Purpose Built for Powerful Results

Maximize throughput with this state-of-the-art, 32' clear, freestanding corporate headquarters fulfillment center, offering efficient truck circulation, designed for peak performance.

Building Area	497,620 SF
Office SF	80,865 SF / 16.3%
Clear Height	31'6" Minimum ceiling clearance under beam at wall 32' at first column 34' in middle
Dock High Loading Doors	89 (ability to add more dock high loading doors)
Drive-In Doors	3
Electrical Service	3800 AMP (277/480 3 Phase)
Sprinklers	ESFR K-17 heads with 52 PSI pressure
Lighting	LED Lighting
Fully Secured and Fenced	Yes
Truck Court	130'
Auto Parking	577



Premier Infill Southern California Fulfillment Center

Mid Counties Distribution Center 44 provides seamless access to West Coast logistics, rapid connectivity to Los Angeles and Long Beach Ports, air cargo, and the immense consumer base of Southern California.

POPULATION

±2,164,473	±4,740,575	±11,454,331
10 Miles	15 Miles	30 Miles

AVG HOUSEHOLD INCOME

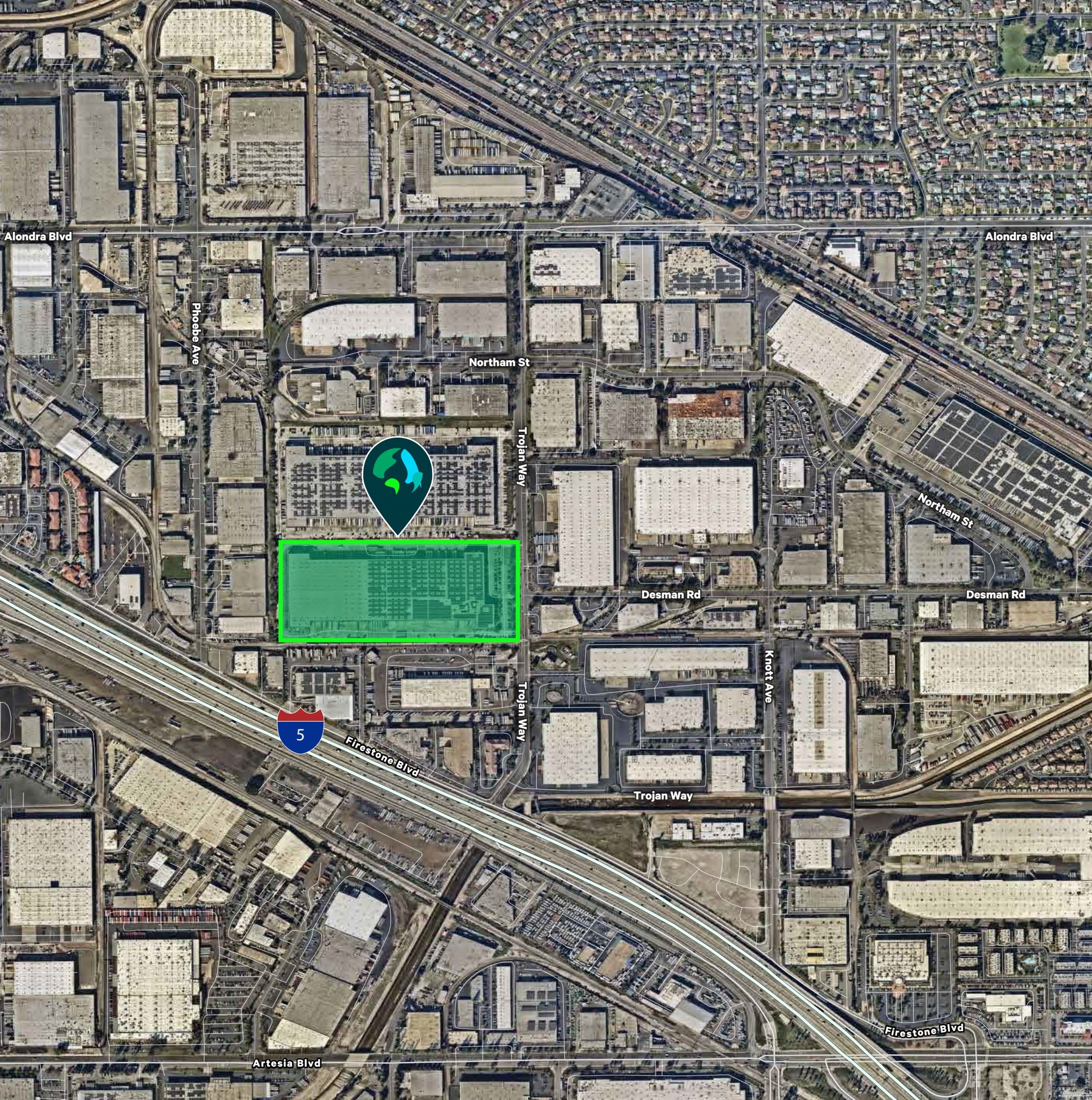
\$134,115	\$129,143	\$144,522
10 Miles	15 Miles	30 Miles

LABOR FORCE

1.1 Million	2.4 Million	5.8 Million
10 Miles	15 Miles	30 Miles

AMENITIES

Cerritos Towne Center Restaurants & Retail 4.3 Miles	Residence Inn La Mirada 0.9 Miles
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Prologis Essentials

Keeping You Ahead of What's Next

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in / move out
- Materials handling equipment & storage
- Integrated project management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



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