

16222 PHOEBE AVE

LA MIRADA • CA 90638

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

MAJOR RATE REDUCTION!

Lease Rate: \$68,162/Mo (\$0.495 PSF/Mo) GRS

**For the 1st Six (6) Months' Rent as Part of a Five (5) Year Lease Term*

FOR LEASE
±137,700 SF INDUSTRIAL BUILDING
ON ±277,477 SF OF LAND



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

Pacific Partners Commercial, Inc.
CORP ID 02063112

23901 Calabasas Rd, Ste 2024
Calabasas, CA 91302

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CORP ID 01125429

13181 Crossroads Pkwy N, Ste 300
City of Industry, CA 91746

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PROPERTY HIGHLIGHTS



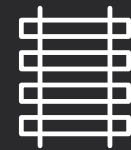
Heavy
Power



Close Proximity
to 5, 91 & 605
Freeways



Large Fenced &
Paved Yard w/
Trailer Parking



Rail
Capability

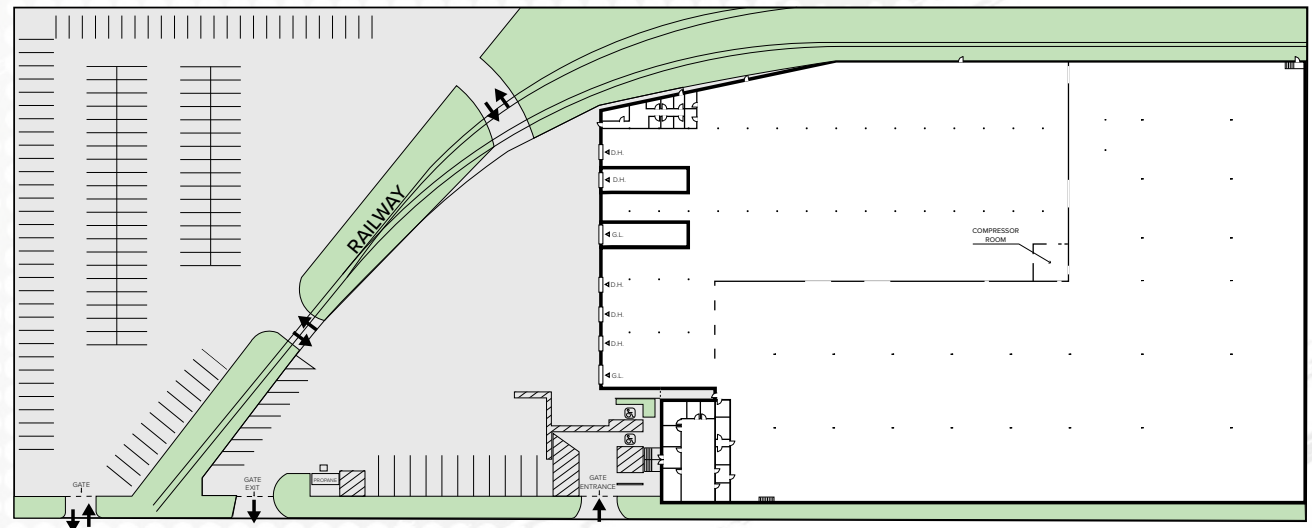
16222 Phoebe Ave offers ±137,700 SF of industrial space on ±277,477 SF of land in the heart of La Mirada's Mid-Countries industrial market. The property features 20' clear height, dock-high and ground-level loading, heavy power, and a large fenced and paved yard with trailer parking, along with rail capability. Ideally located near the 5, 91, and 605 Freeways, the site provides excellent access to major logistics corridors and is well suited for distribution or manufacturing users.

LEASE RATE | **\$68,162/Mo (\$0.495 PSF/Mo) GRS**
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PROPERTY INFORMATION

| | |
|-------------------|--------------------------|
| Available SF | ±137,700SF |
| Prop Lot Size | ±277,477 SF |
| Office Size | ±6,360 SF |
| APN | 7001-013-039, 078 |
| Zoning | LMM2 |
| Year Built | 1964 |
| Construction Type | Tilt-wall |
| Yard | Fenced / Paved |
| Restrooms | 8 |
| Clear Height | 20' |
| DH/GL Doors | 5 DH / 2 GL |
| Sprinklered | Yes |
| Power | A: 1200 V: 480 Ø: 3 W: 4 |
| Term | Acceptable to Owner |
| Possession Date | Now |
| Vacant | Yes |
| Market/Submarket | MidCounties |

PROPERTY SITE PLAN



PHOEBE AVE

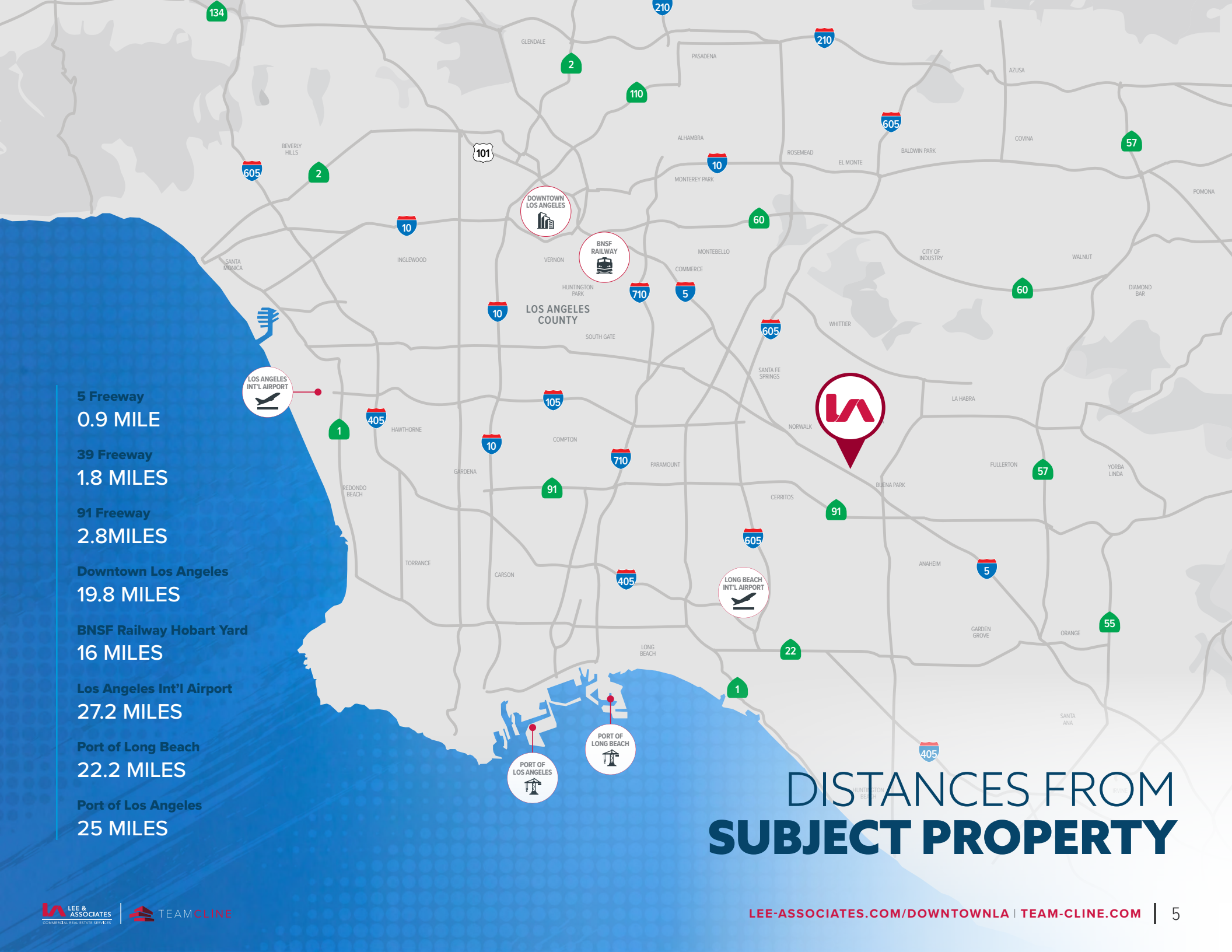


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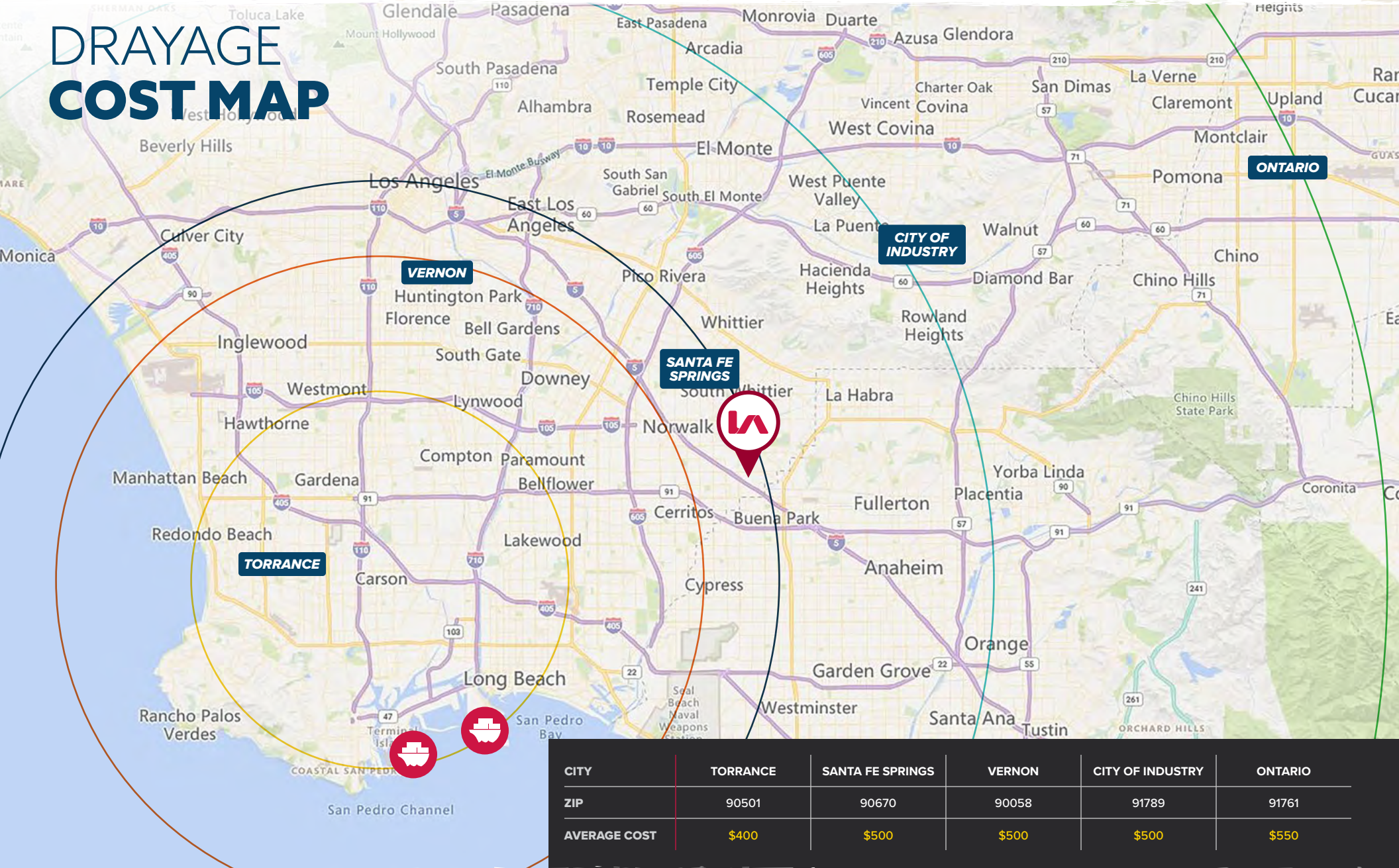
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.