

# 16222 PHOEBE AVE

LA MIRADA • CA 90638

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

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



**JAKE ARELLANO**  
Lee & Associates | City of Industry  
Senior Vice President | LIC NO 02113094  
jarellano@lee-associates.com  
562.568.2088

**TIM CRONIN, sior**  
Lee & Associates | City of Industry  
Senior Vice President | LIC NO 00916418  
tcronin@lee-associates.com  
323.767.2088

**JACK R. CLINE, JR.**  
Lee & Associates | Downtown Los Angeles  
President | LIC NO 00854279  
jcline@lee-associates.com  
213.590.3512  
**TEAM-CLINE.COM**

**BRIAN FORSTER**  
Pacific Partners Commercial, Inc.  
President | LIC NO 01093508  
brian@pacificpartnerscre.com  
818.862.2774

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

Lee & Associates | City of Industry  
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



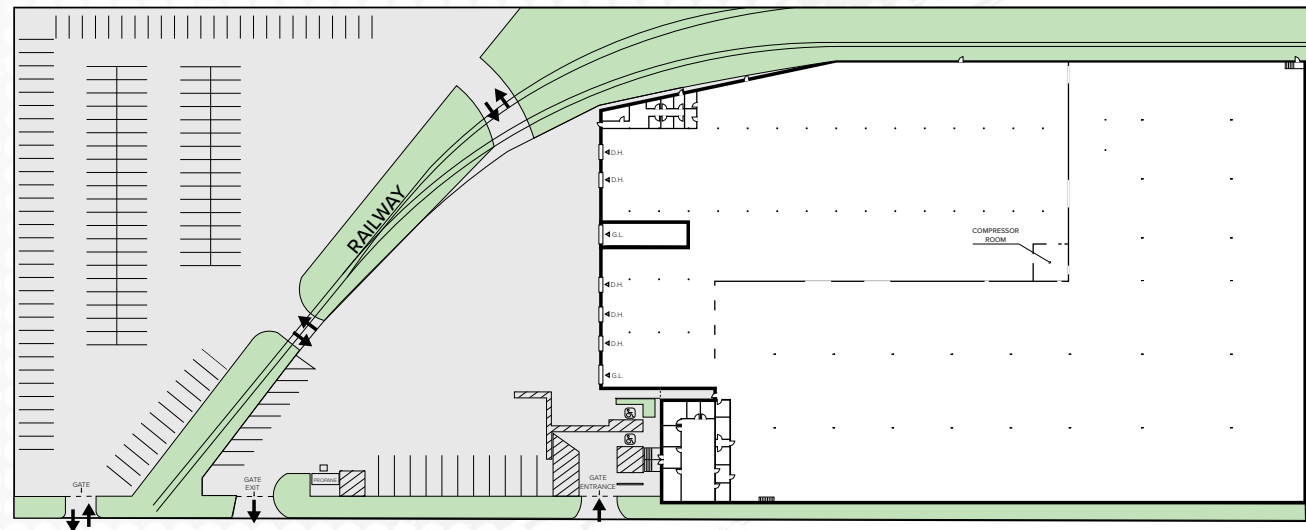
Rail  
Capability

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.

# 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**

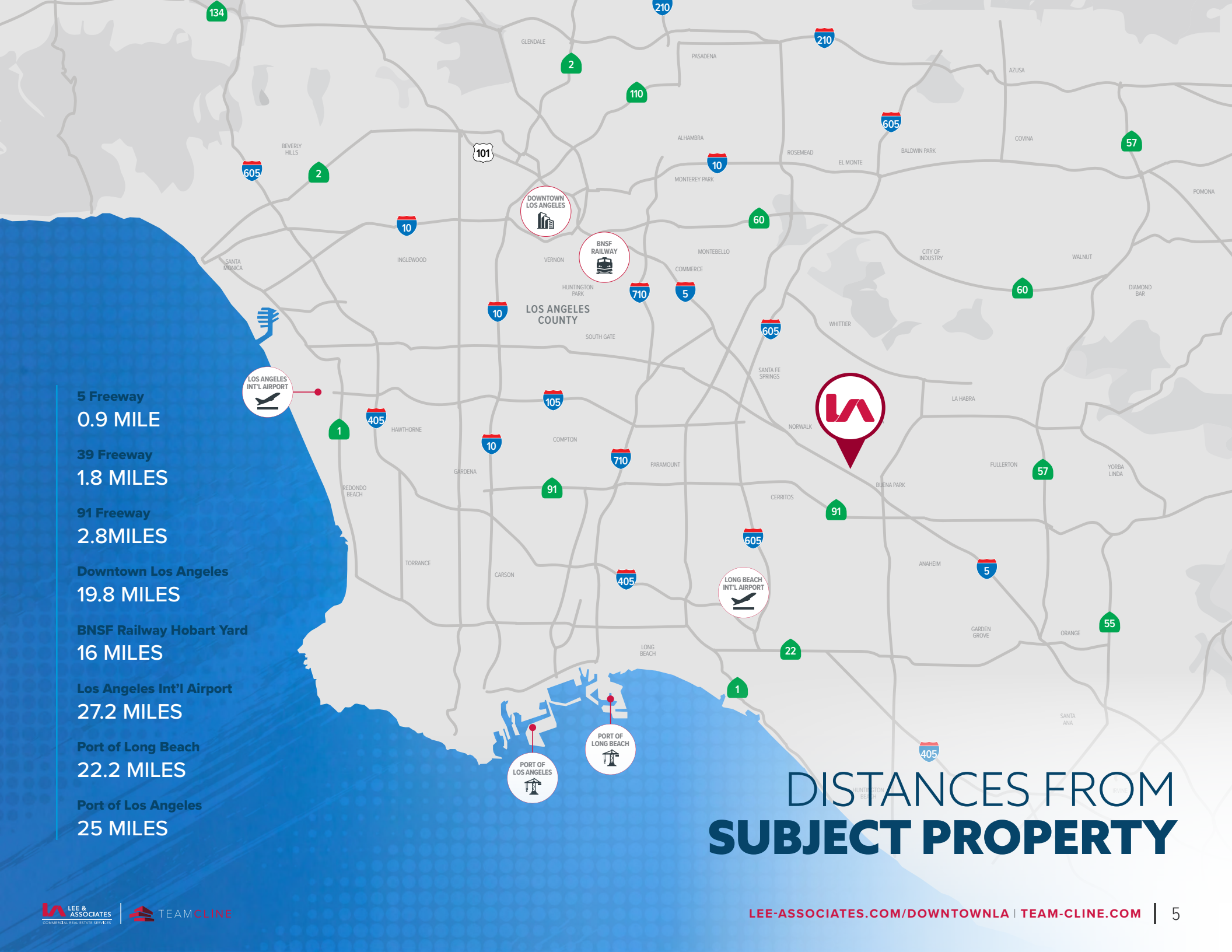


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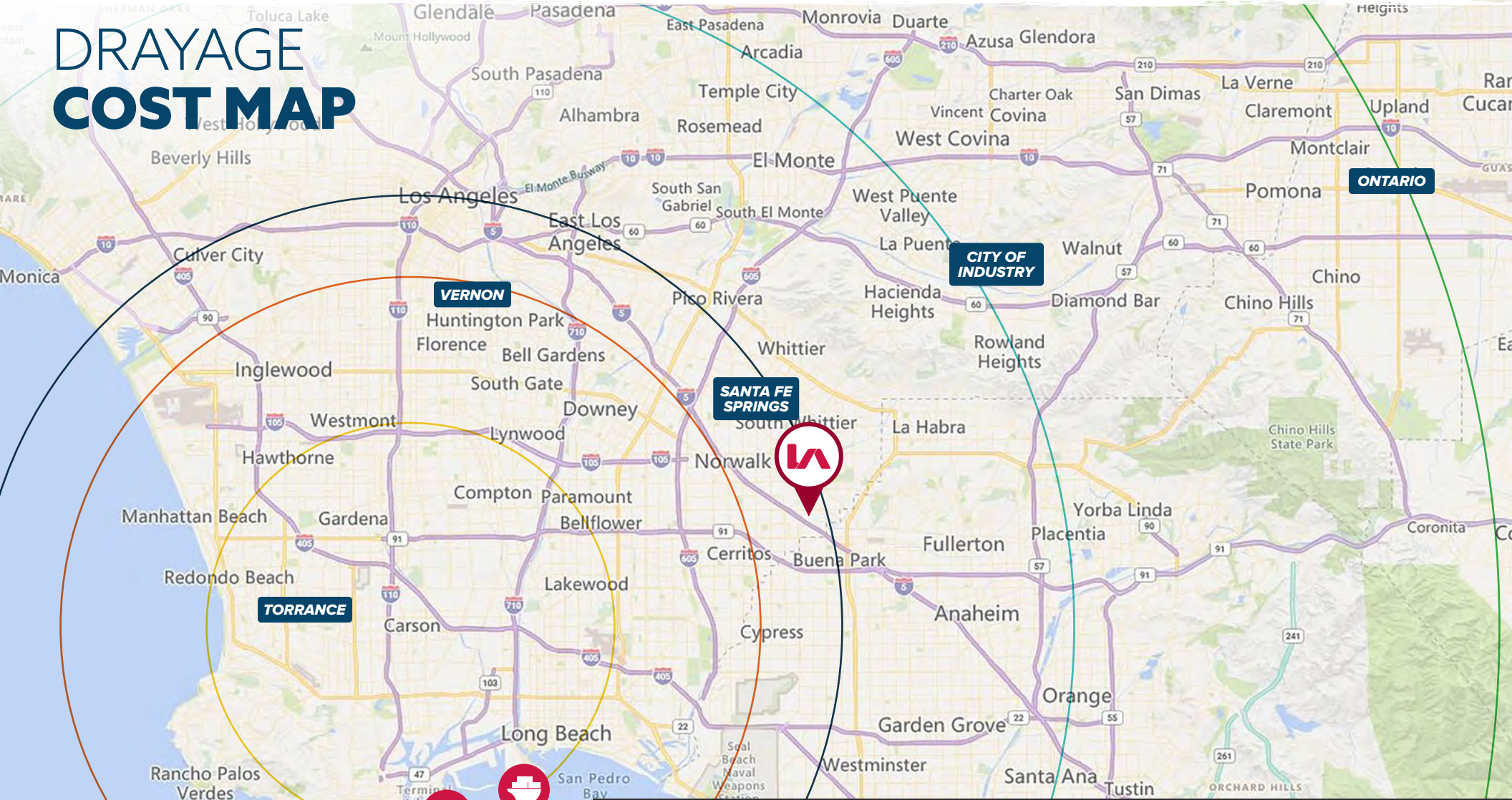
# DISTANCES FROM SUBJECT PROPERTY

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## DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$400	\$500	\$500	\$500	\$550

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.