



Available SF: 8,800

Total Building SF: 20,330



Address: 16191 Phoebe Ave, La Mirada, CA 90638
Cross Streets: Alondra Blvd / Phoebe Ave

**Dock High & Ground Level Loading
Great Warehouse & Distribution Bldg
Within One Mile of Santa Ana (5) Fwy**

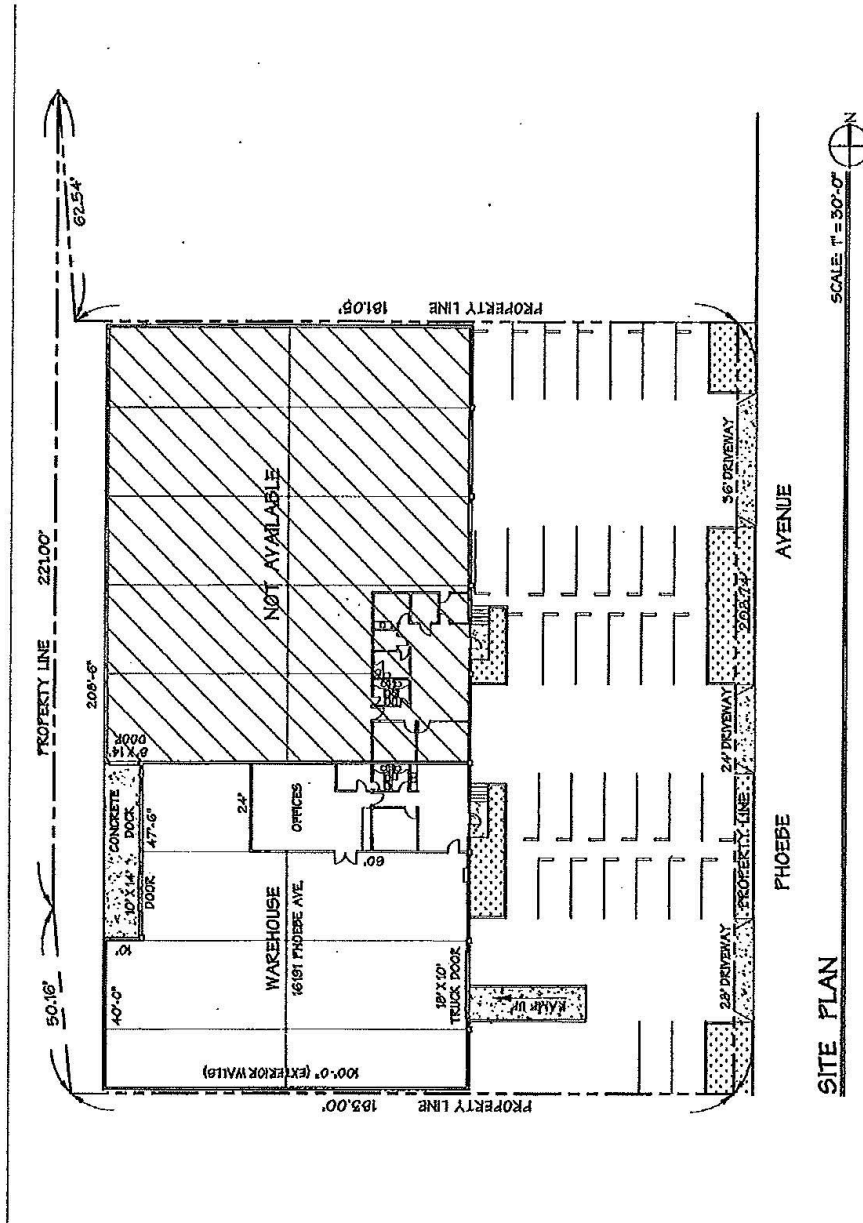
Lease Rate/Mo: \$8,360
Lease Rate/SF: \$0.95
Lease Type: Gross
Terms: Sublease Through 05/31/2021
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 8,800
Minimum SF: 8,800
Prop Lot Size: POL
Yard: No
Zoning: LMM2

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1969
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 10'x14' Via Ramp
Dock High/Dim: 1 / 10'x14'
Clear Height: 18
Heat/Cool: None
Roof Type: Lam Glu WB
A: 400 V: 120/240 Ø: 3 W: 3
Parking Spaces: 12 / **Bldg Ratio:** 0.8:1
Rail Service: Yes, SPRR
Specific Use: Light Industrial

Office SF / #: 1,250 / 2
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/17
To Show: Call Agent
Region: MidCounties
Thomas Guide: 737-E5
APN#: 7001-013-079

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922
Agents: Gregory Jenkins (562) 908-6020, Jacquelyn Smith (562) 908-6011 x204
Property/Listing/Ste #: 702281/1918387/3026729 **Listing Date:** 07/26/2017
Notes: Sprinkler: .33/3,000 GPM. Lunchroom. Cell: 562-618-9440 greg@pentapacific.com

FTCF: CB300N000S000/AOAA



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