

# FOR LEASE

## 23,650 SF Industrial Building



**14729 Spring Avenue, Santa Fe Springs, CA**

### **Offering Summary**

interPres Commercial Realty is proud to offer for lease a ~23,650 SF industrial building in the sought after area of south Santa Fe Springs. The subject property is an excellent manufacturing/assembly facility and has been occupied for the past 25 years. The building features heavy 480 volt power, 20' minimum warehouse clearance, two oversized ground level loading doors, ample parking, superior corporate office space and a very large paved and fenced yard. It is very well located with immediate access to the 5, 105, 91 and 605 Freeways.

### **For further information, contact**

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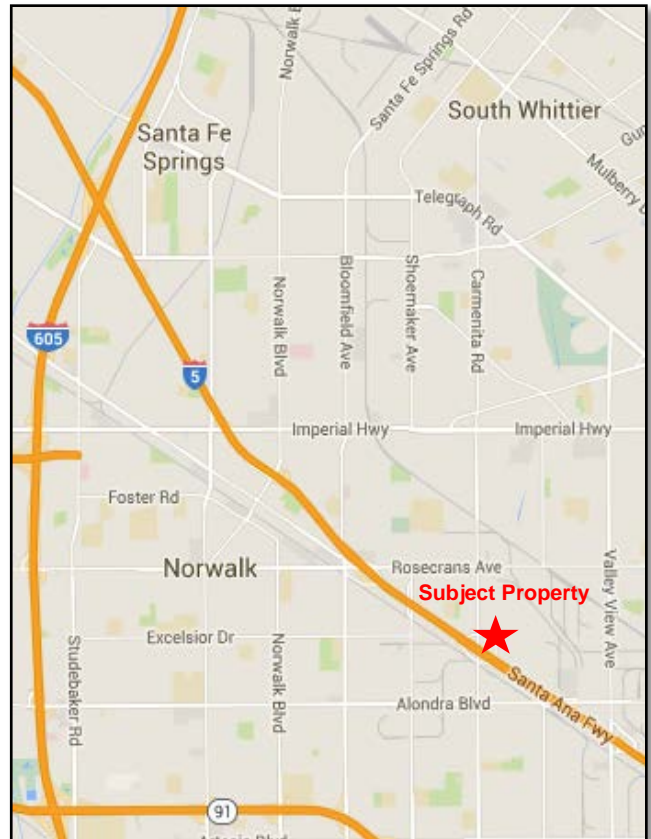
13191 Crossroads Parkway N., Suite 585  
City of Industry, CA 91746

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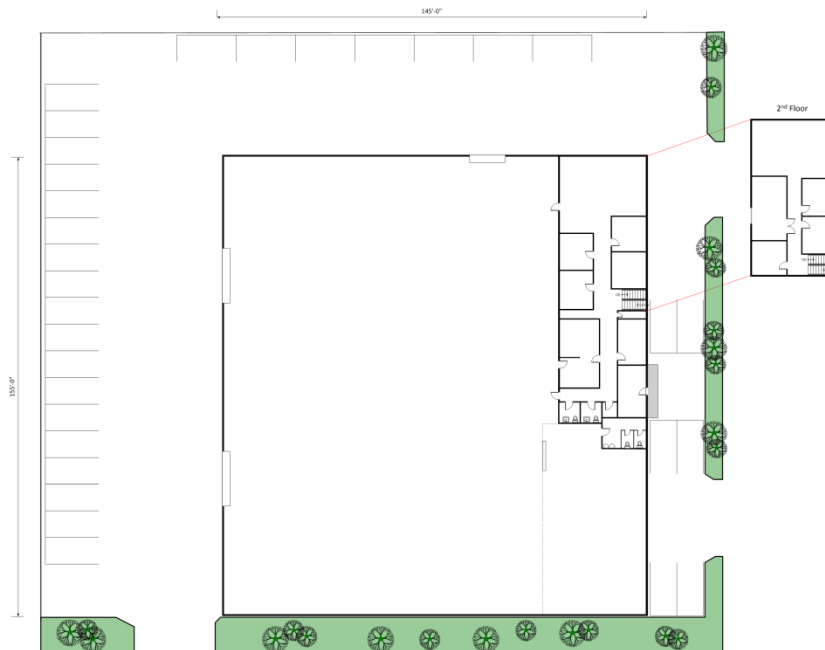
## Property Features

Property Name	12603 Allard St.
Property Type	Industrial-Manufacturing
Building Size	23,650 SF
Office Size	4,300 SF
Clear Height	20' min
Power	800Amp-277/480Volt-3Phase
Truck Door	(2) Extra Wide Ground Level Doors - 18'x15' & 18'x12'
Parking	42
Zoning	M2
Construction	CTU
Yard	Yes – Fully Paved and Fence with 2 Street Access

## Location Map



## Site Plan



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, financial projections, renderings, etc. are for example purposes only. We strongly encourage all potential buyers to complete a thorough investigation of the Property to satisfy themselves as to the physical condition, financial, governmental, zoning, and all other matters relating to the Property.



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