

# AVAILABLE FOR SALE

±93,280 SF INDUSTRIAL BUILDING



**15220** CANARY AVENUE  
LA MIRADA | CALIFORNIA

## PROPERTY FEATURES:

- ±93,280 square foot industrial building
- ±4,980 square feet of office space
- ±162,479 square foot parcel
- Large fenced yard
- Shop restrooms
- Fully fire sprinklered
- Clear height:
  - 47,200 SF - 14' min. clearance
  - 46,080 SF - 21' min. clearance
- 1,200 & 400 amp electrical panels
- 7 dock high doors & 1 ground level door
- Rail spur possible

### For More Information, Contact:

#### SCOTT SMITH

Senior Vice President

License ID# 00796049

714.478.7405

ssmith@lee-associates.com

#### JUSTIN SMITH

Senior Vice President

License ID# 01504494

949.790.3151

jbsmith@lee-associates.com

#### GRANT LABOUNTY

Associate

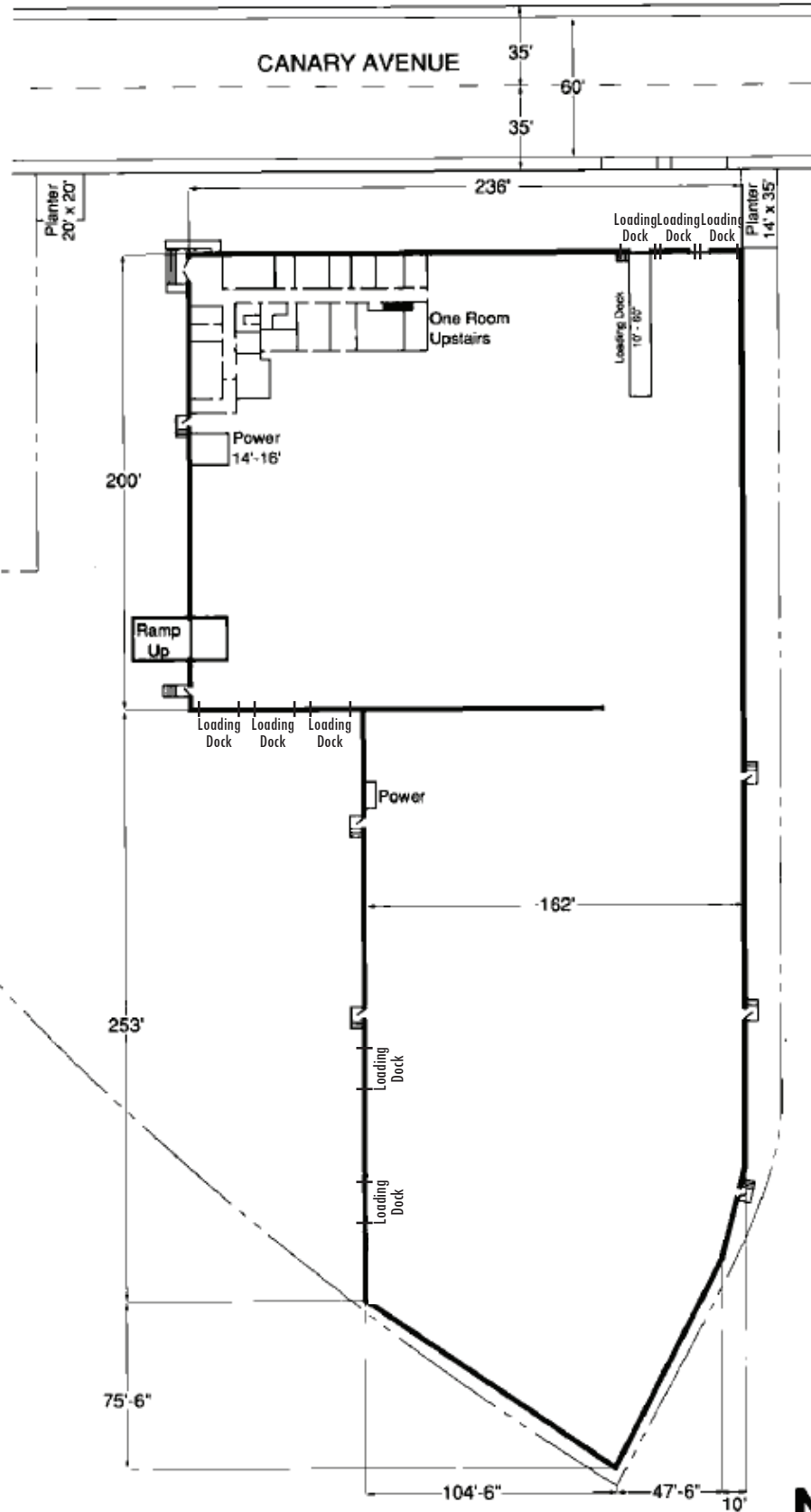
License ID# 02086573

949.790.3120

glabounty@leeirvine.com

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 glabounty@leeirvine.com

## Canary Avenue Environmental Projections

July 2020

Canary Avenue, LLC (Seller) intends these Environmental Projections (Projections) to assist potential buyers and their professionals (Due Diligence Teams) with an independent evaluation of environmental conditions at 15220 Canary Avenue in the city of La Mirada, California (Site). All Due Diligence Teams acknowledge that these are merely Seller's best current Projections. This information is subject to review and verification by Due Diligence Teams, and shall not be considered a Seller representation or warranty of any matter.

Seller is working with qualified professionals under Los Angeles Regional Water Quality Control Board (RWQCB) regulatory authority to implement all required environmental response actions at the Site. Currently, the Projections are envisioned to include the follow steps and rough technical cost estimates:<sup>1</sup>

- Complete delineation of on-Site source area.
  - \$35,000; 1 month
  
- Design source area remediation and produce updated Remedial Action Plan (RAP)
  - \$35,000; 6 weeks
  - Although not yet finalized, the presumptive remedy is assumed to be ozone/peroxide injections through sparge wells (including public participation and regulatory meetings)
  
- RAP Implementation
  - Permitting – RWQCB Waste Discharge Requirement (WDR)
    - \$15,000; 3 months
    - Once operating, permitting cost are approximately \$10,000/year
  - Procurement and installation (injection wells, transmission piping, system compound, ozone system, peroxide tank, electrical, startup, and testing)
    - \$350,000 - \$600,000 (depending on the size of the system, size of the treatment area, and whether the system skid components are rented or purchased); targeted start-up – February 2021
  - Operation of system (unmanned)
    - Electrical \$1,200/month; 16-24 months
  - Confirmatory soil borings to demonstrate completion
    - \$45,000; targeted – Q3 2022
  - Human health risk assessment
    - \$20,000; targeted – Q4 2022
  - Closure report
    - \$15,000; targeted – Q4 2022

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<sup>1</sup> These estimates do not include costs associated with environmental legal counsel.

- Continued groundwater monitoring (increasing frequency to quarterly as required by the WDR Permit)
  - \$75,000/year through 2022<sup>2</sup>
  
- Negotiate with RWQCB and record the Land Use Covenant (LUC) – to ensure commercial use only and no potable groundwater extraction wells
  - \$5,000; targeted – Q1 2023
  
- Negotiate and secure from RWQCB the final overall site closure, aka the no-further-action (NFA) determination<sup>3</sup>
  - \$10,000; targeted – Q2/Q3 2023

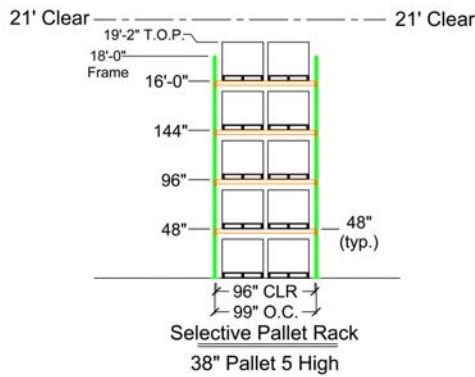
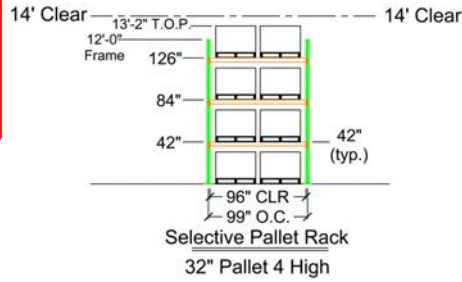
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<sup>2</sup> The RWQCB may require additional post-closure groundwater monitoring (e.g., for 5 years)

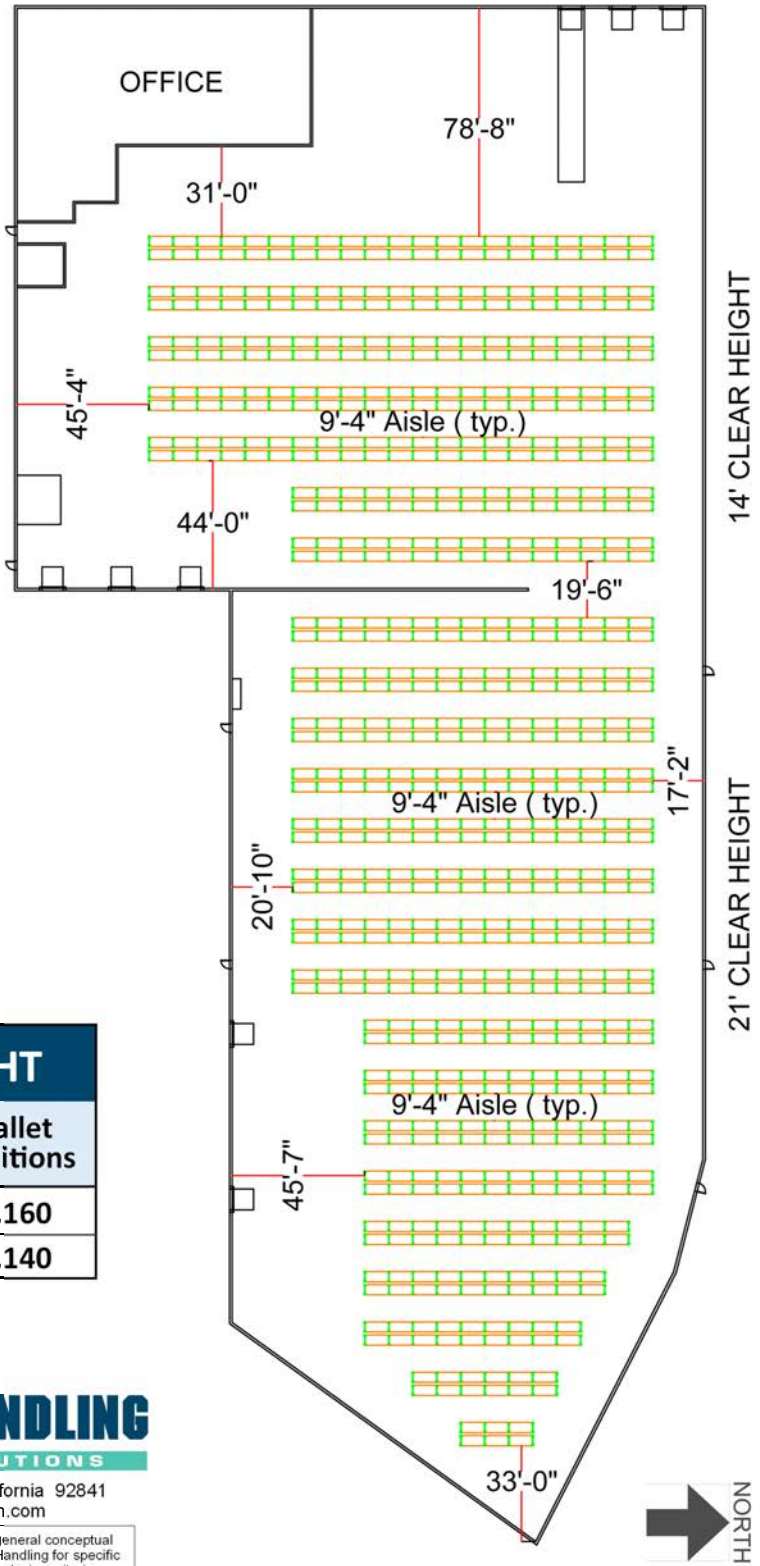
<sup>3</sup> Again, the RWQCB may require some period of additional post-closure monitoring.

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14' & 21' CLEAR HEIGHT			
Clear Height	Number of Bays	Pallet Height	Pallet Positions
14'	270	32"	2,160
21'	414	38"	4,140



## CATALINA MATERIAL HANDLING

RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Blvd, Unit B \* Garden Grove, California 92841  
 Tel: 562.997.1911 \* Email: fwelch@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

