

Available SF 43,612 SF

Industrial For Lease

Building Size 43,612 SF


Address: 14765 Firestone Blvd, La Mirada, CA 90638

Cross Streets: Firestone Blvd/Trojan Way

Free Standing Building, 7,760 Showroom
 Potential for a High Image Retail Location
 Major 5 Fwy / Fwy Frontage with Approx 173,000 Car Count
 5,400 SF of 2-Story Offices
 .45/3,000 Calculated Sprinkler System, 4 DH Positions
 Fwy Access Via Valley View Blvd & Artesia Blvd

Lease Rate/Mo: \$50,154
Lease Rate/SF: \$1.15
Lease Type: Net
Available SF: 43,612 SF
Minimum SF: 43,612 SF
Prop Lot Size: 2.34 Ac / 101,930 SF
Term:
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$65,603 / 2019
Yard: No
Zoning: C-F

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 2
DH Doors/Dim: 4
A: 800 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 2004
Whse HVAC:
Parking Spaces: 86 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 5,400 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,700 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available:
Possession: 90 Days
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 7001-014-036

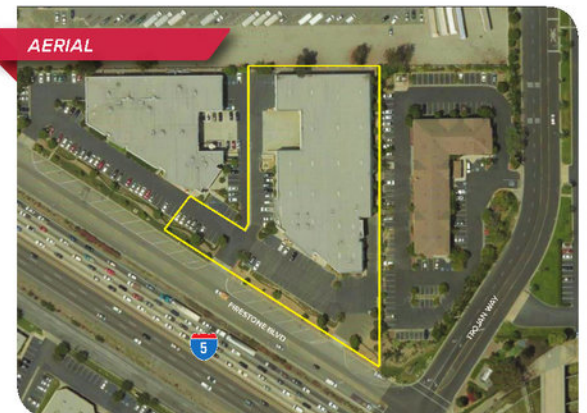
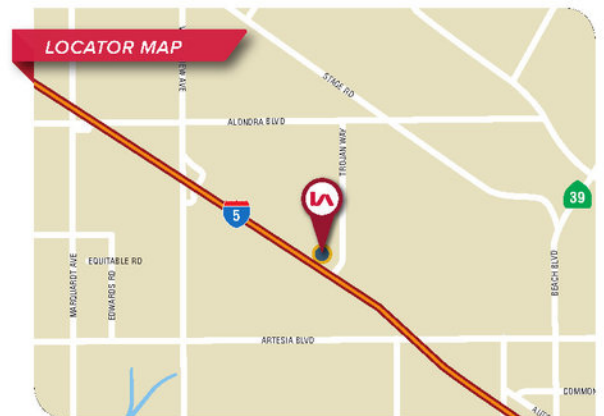
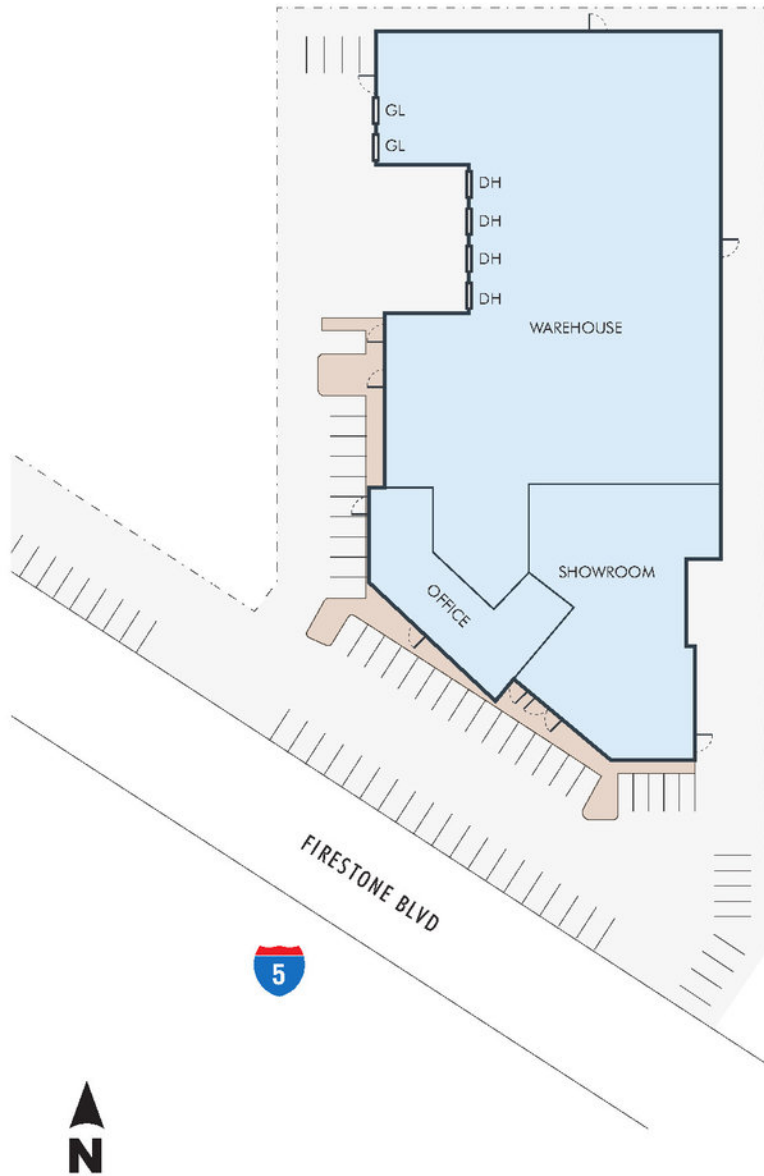
Listing Company: Lee & Associates

Agents: [Tim Cronin 323-767-2088](mailto:tcronin@lee-associates.com), [Jeff Hirsch 949-724-4737](tel:949-724-4737), [Frank Adler 949-724-4735](tel:949-724-4735)
Listing #: 20971028

Listing Date: 04/22/2019

FTCF: CB250N000S000/A0AA

Notes: Tenant to Confirm All Features Stated Above. Possession of the property in 60 to 90 days. Can be occupied 90 days after the lease execution.



NOTE: Drawing not to scale. All measurements and sizes are approximate.