



FOR LEASE 56,577 SF

11804

WAKEMAN

STREET

SANTA FE SPRINGS, CA 90670

EXCLUSIVE LISTING TEAM:

NATE ORTEGA
P: 562.207.3307 | M: 562.544.8258
E: nate.ortega@daumcommercial.com
CA DRE License#01989242

CASEY MUNGO
P: 562.207.3301
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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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PROPERTY HIGHLIGHTS



**56,577 SF
BLDG. SIZE**



**2.2 ACRES
LOT SIZE**



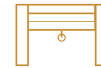
**23'-27'
CLEAR
HEIGHT**



**HEAVY
POWER**



**4
DH LOADING
POSITIONS
(8 POSSIBLE)**



**5
GL DOORS**

- Free-Standing Industrial Building
- ±7,430 SF of Office Space
- ±5,723 SF of Bonus Office & Mezzanine Space (Not included in SF)
- Heavy Power (3000 amps, 277/480 V, 3 phase, 4 W) Tenant to verify

- Natural Gas Service to the Building
- Large Paved/Secure Yard
- Newly renovated with updated Landscaping
- Nearby freeway access to the 5 and 605 freeways

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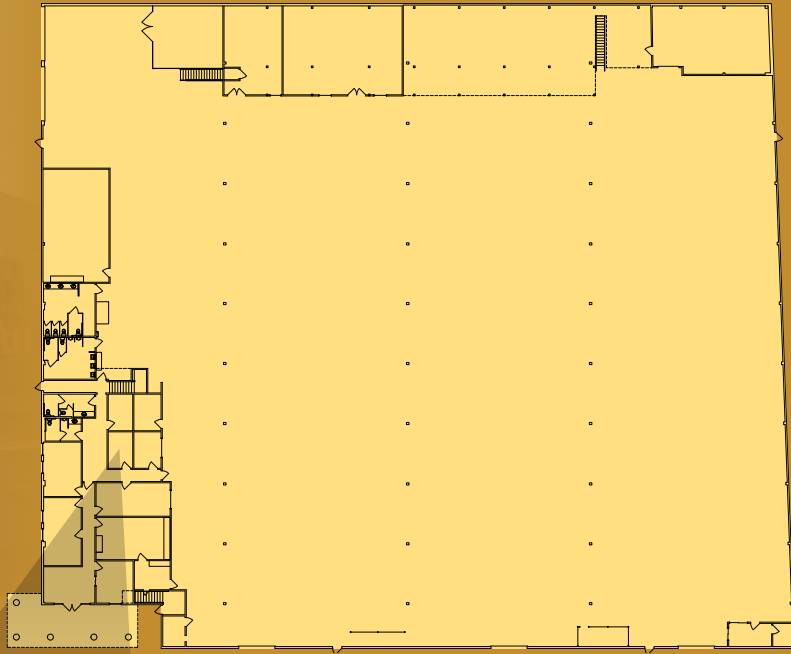
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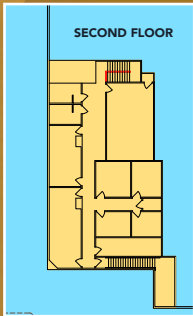
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FLOOR PLAN



NOT TO SCALE*



SECOND FLOOR

SECOND FLOOR

FIRST FLOOR

Google



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**PROXIMITY
TO 605
& 5 FWYS**

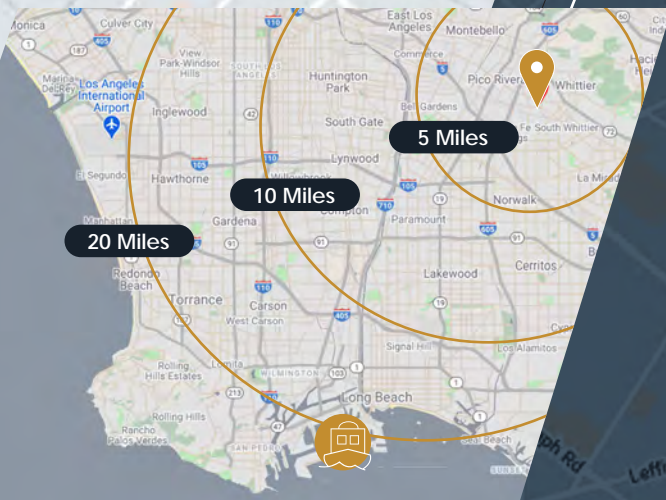
LOCATION HIGHLIGHTS

Distance to Ports

- Port of Long Beach
30 min 24 mi
- Port of Los Angeles
34 min 25.3 mi

Airport Drive Distance

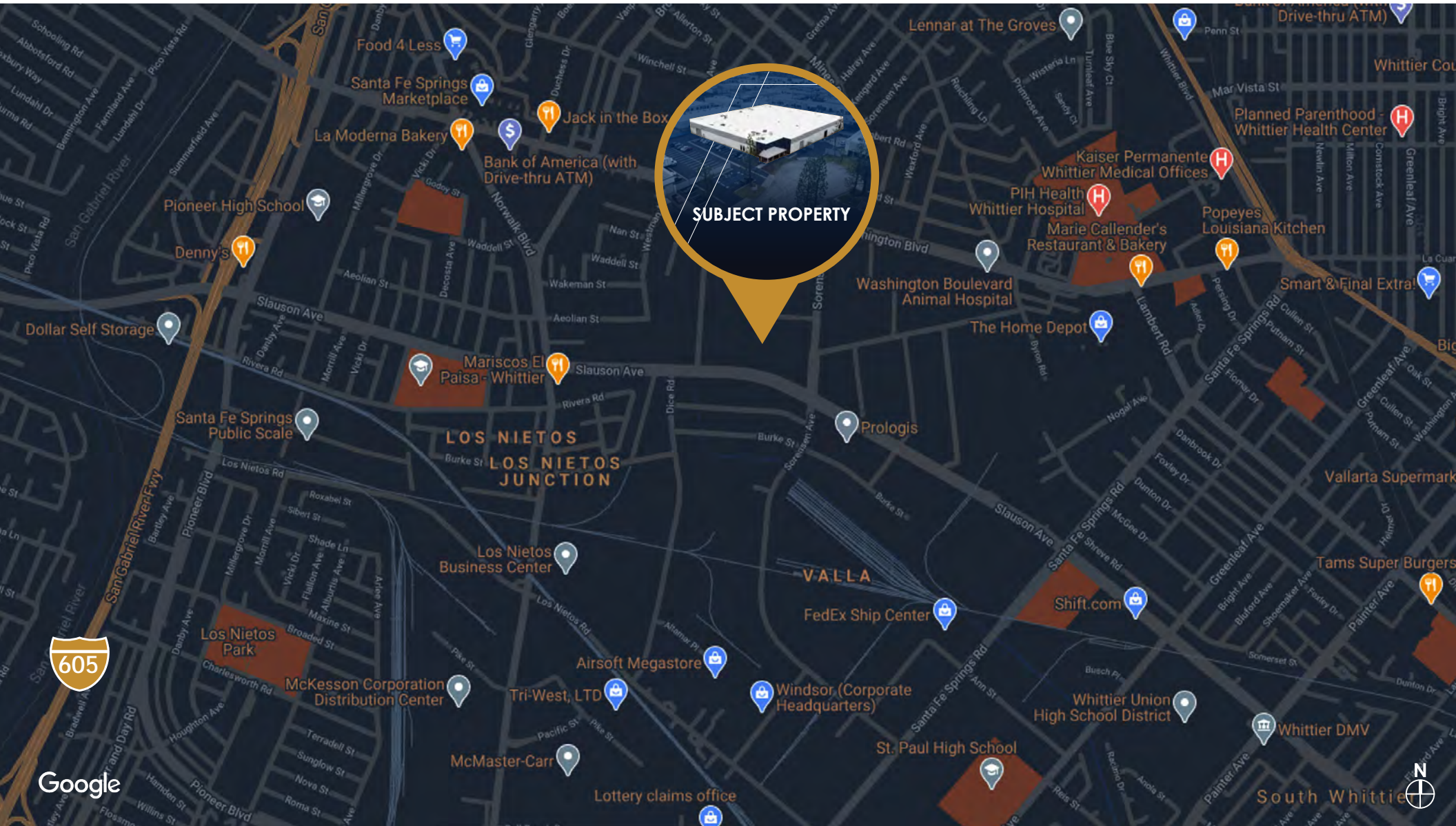
- Long Beach-Daugherty Field Airport
26 min 17.0 mi
- Los Angeles International Airport
34 min 25.2 mi
- John Wayne Airport
40 min 28.1 mi



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