

±30,512 SF | For Sublease
15500 CORNET ST.

SANTA FE SPRINGS | CA | 90670

**\$0.99 PSF FOR MONTHS 1-6,
THEN \$1.25 PSF THEREAFTER.**



FOR MORE INFORMATION, CONTACT:

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- ±30,512 SF Freestanding Building
- Excellent Mfg./Dist. Facility
- ±4,463 SF of Modern Offices
- 2 Truckwells with Load Levelers
- 3 Ground Level Loading Doors
- 600A, 277-480V, 3P, 4W Power
- 14'-17' Warehouse Clearance
- Fully Sprinklered
- LED Warehouse Lighting
- 54 Parking Spaces
- Private Fenced Yard
- Sublease Thru December 2029
Longer Term Available
- \$0.99 PSF for Months 1-6, then \$1.25 PSF Thereafter
- OpEx: \$0.20
- Close Proximity to 5, 91, 605 & 105 Freeways

Address	15500 Cornet St., Santa Fe Springs, CA 90670
Asking Lease Rate	\$0.99 PSF NNN
OPEX	\$.20/SF
Offices	±4,463 SF
Warehouse Clearance	14'-17'
Truckwell	2
Ground Level	3
Private Fenced Yard	Yes
Heavy Power	600A, 277-480V, 3P, 4W
Parking Spaces	54
Lot Size	±50,325 SF
Zoning	M2, Santa Fe Springs
Year Built	1964
Renovated	2017

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±30,512 SF
FREESTANDING
BUILDING



2 TRUCKWELLS
3 GL DOORS



600A, 277-480V,
3P, 4W
POWER



PRIVATE
FENCED YARD



14'-17'
WAREHOUSE
CLEARANCE



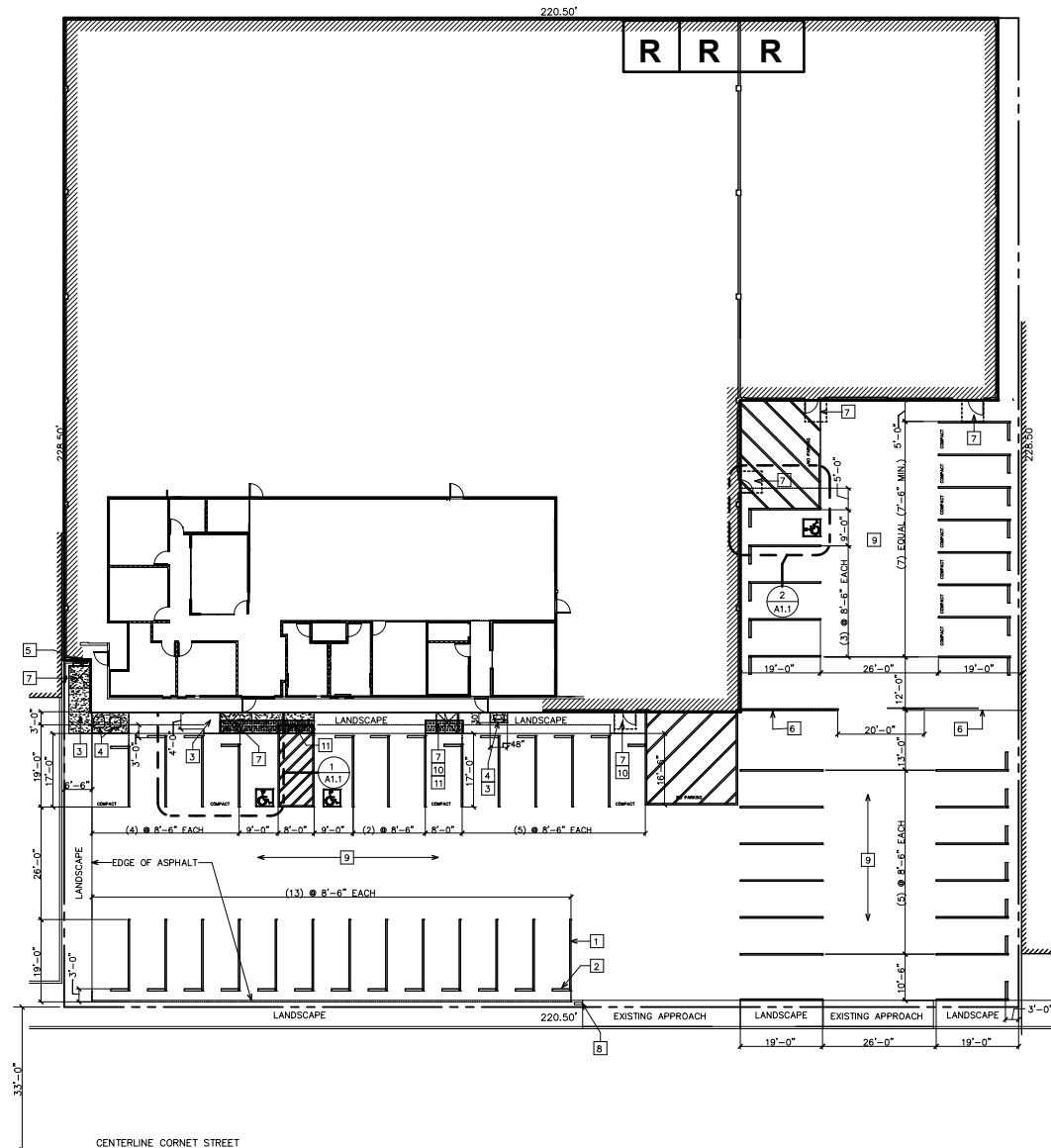
FULLY
SPRINKLERED

SITE PLAN

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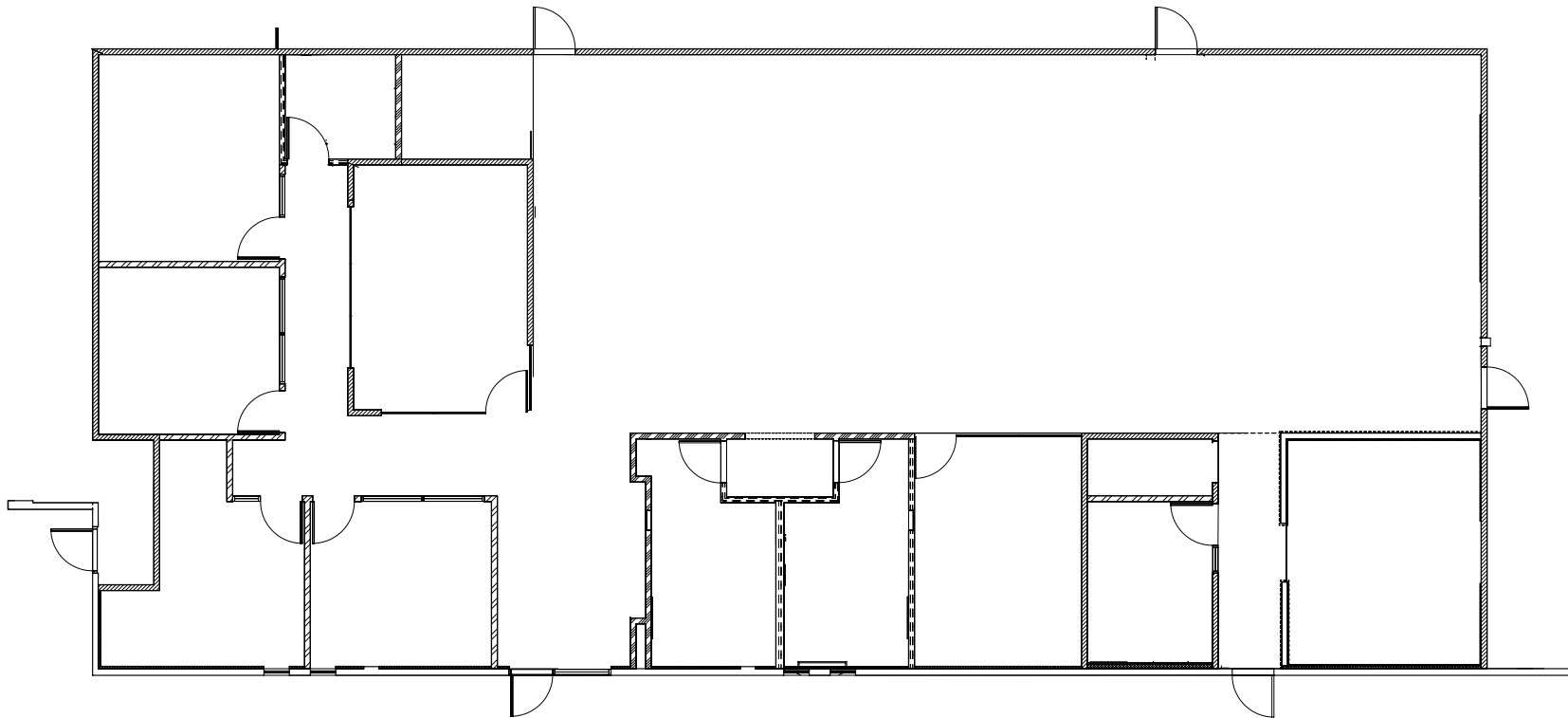


FLOOR PLAN

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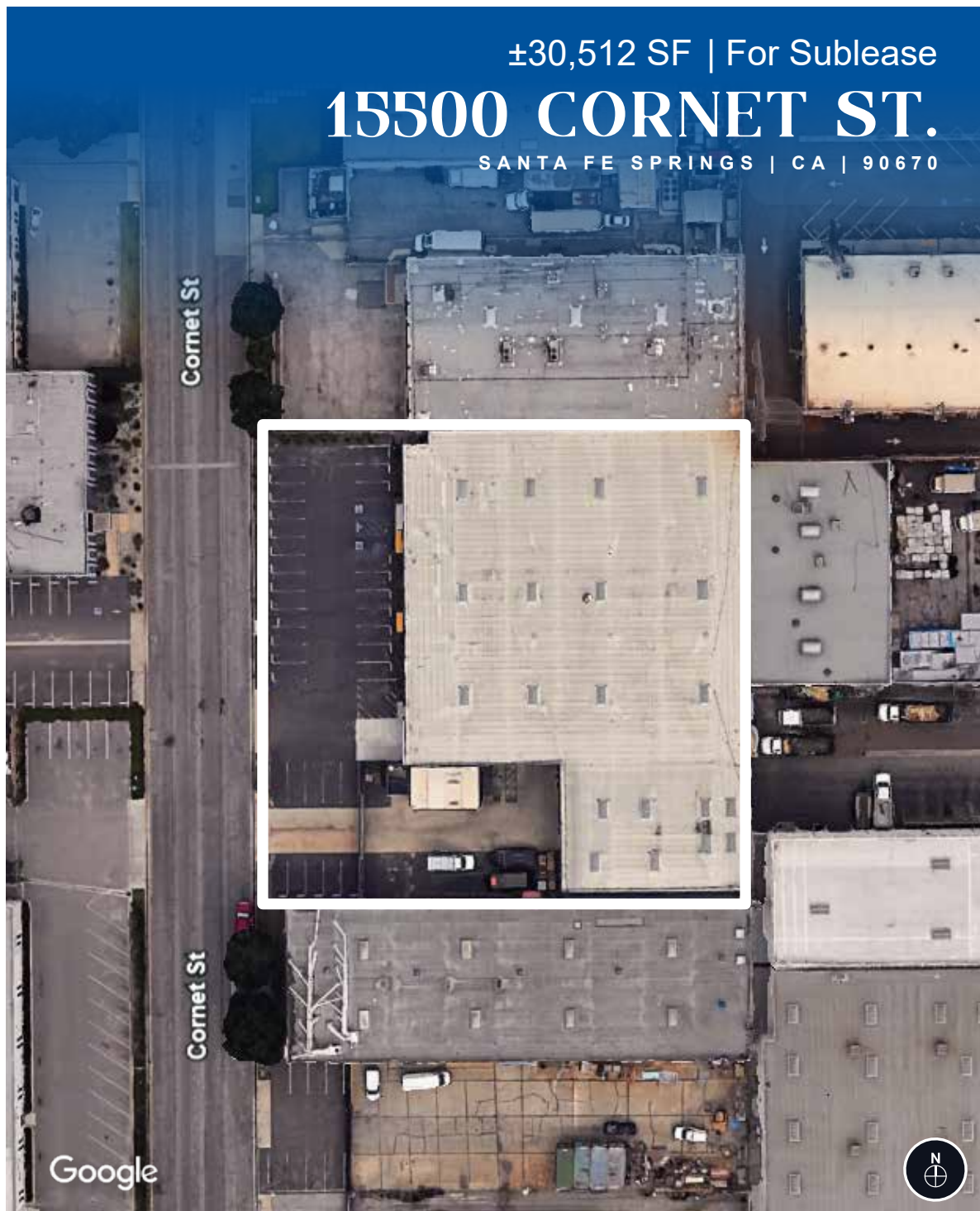
SANTA FE SPRINGS | CA | 90670



PROPERTY AERIALS



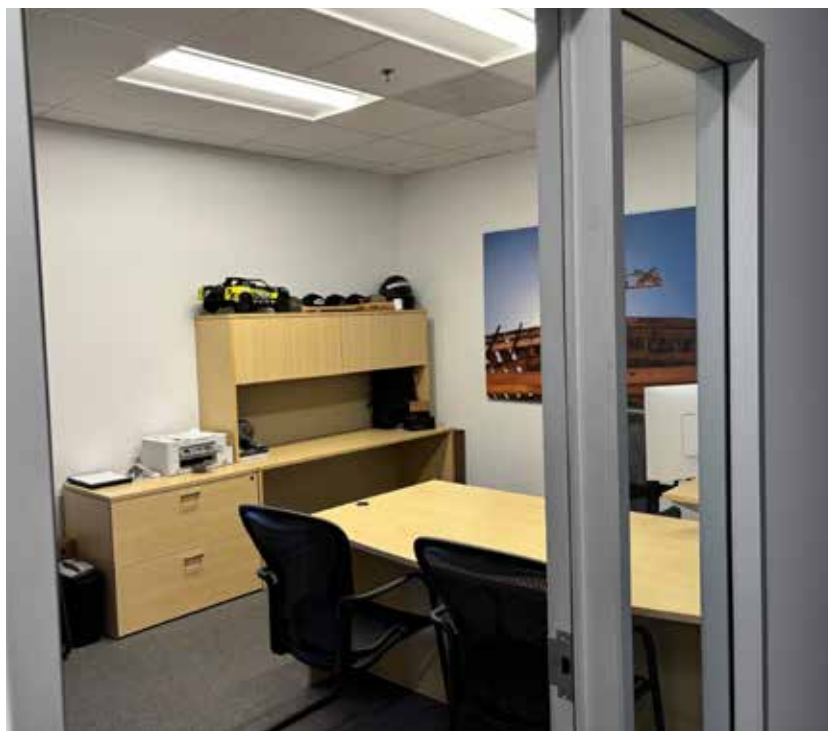
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PROPERTY PHOTOS



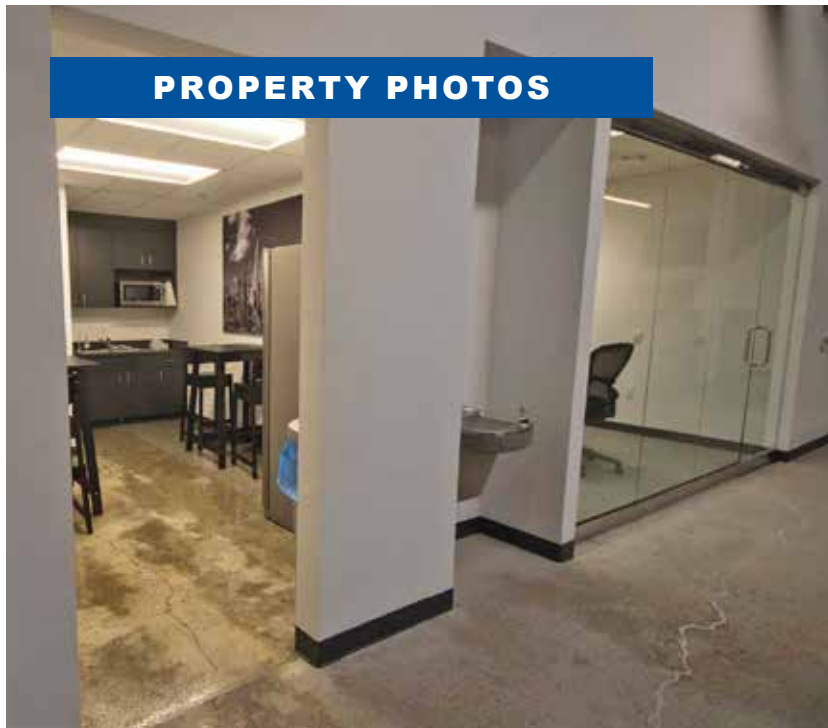
PROPERTY PHOTOS



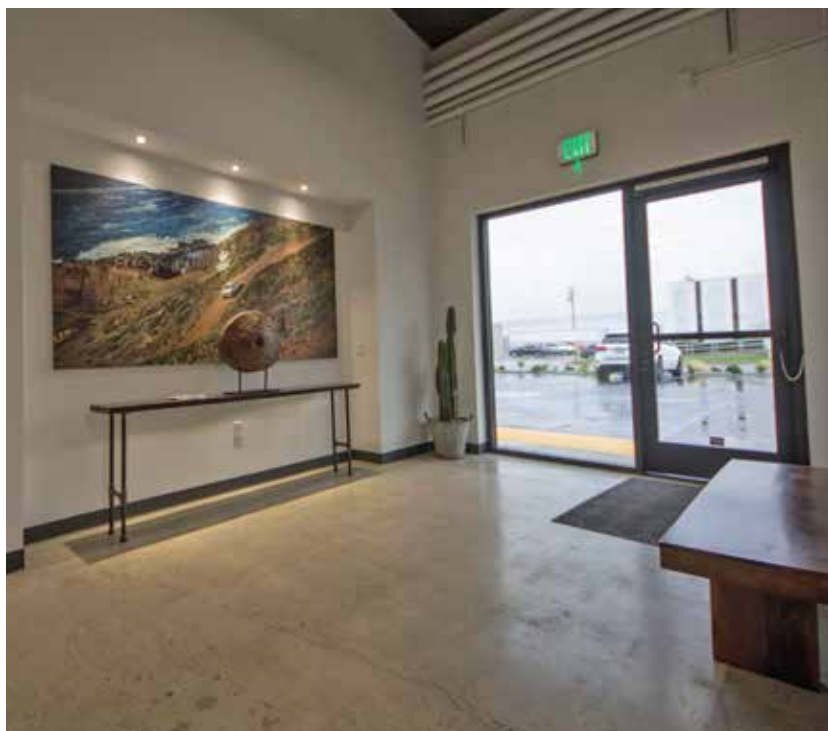
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PROPERTY PHOTOS



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COMMUTER RAIL

Norwalk/Santa Fe Springs Commuter Rail
6 min | 2.8 mi

Commerce Commuter Rail
15 min | 9.4 mi



AIRPORT

Long Beach-Daugherty Field Airport
20 min | 12.6 mi

John Wayne Airport
27 min | 22.2 mi

Los Angeles International Airport
27 min | 24 mi



PORTS

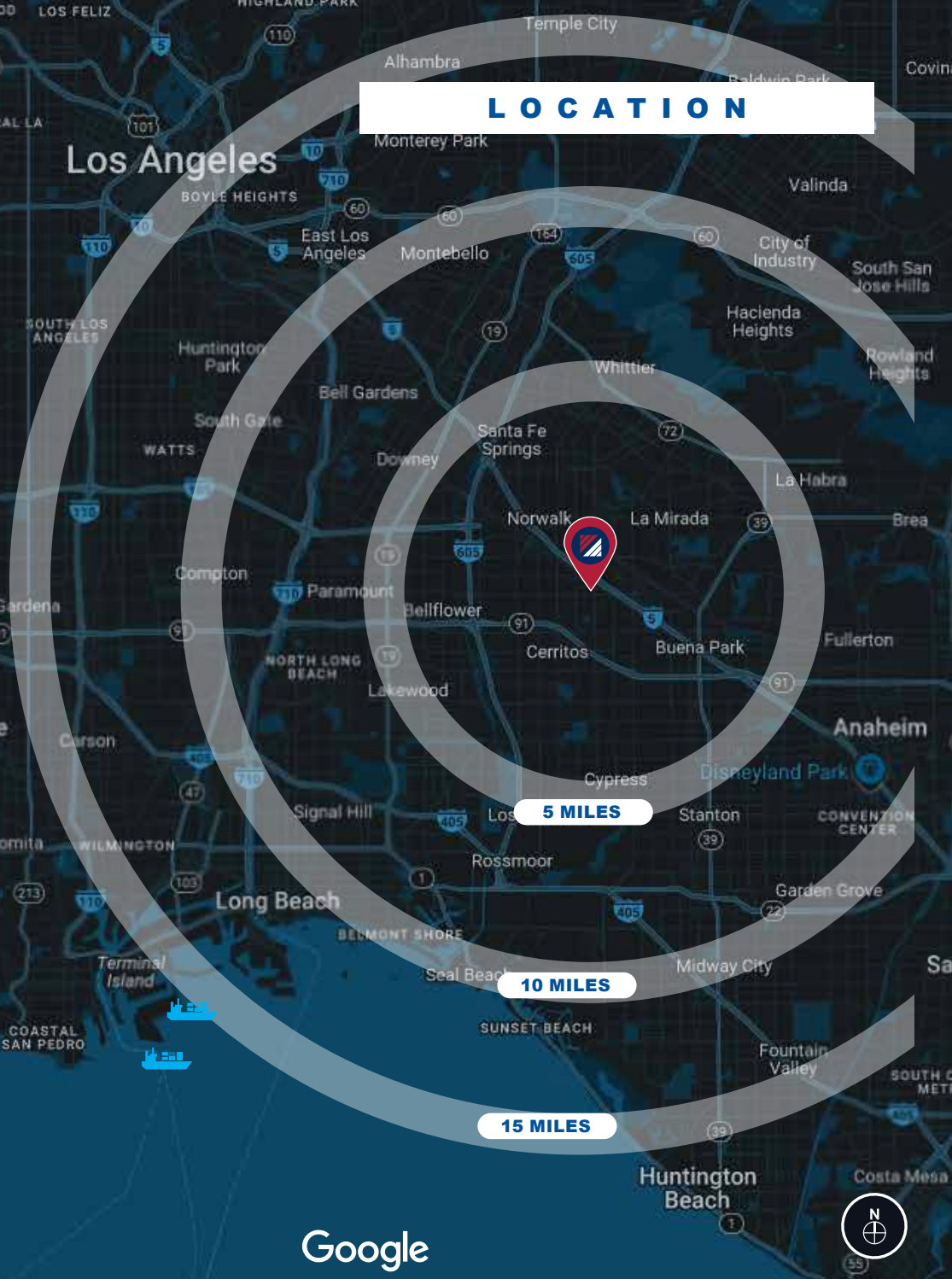
Port of Long Beach
27 min | 18.3 mi

Port of Los Angeles
28 min | 21.8 mi



DEMOGRAPHICS	3 mile	5 mile	10 mile
2020 Population	201,652	619,131	2,342,908
2024 Population	189,427	589,135	2,227,122
2029 Population Projection	182,799	571,500	2,163,908
Avg Household Income	\$114,330	\$110,773	\$104,774
Median Household Income	\$92,128	\$89,969	\$82,447
Total Specified Consumer Spending (\$)	\$2.2B	\$7B	\$25.4B

LOCATION



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