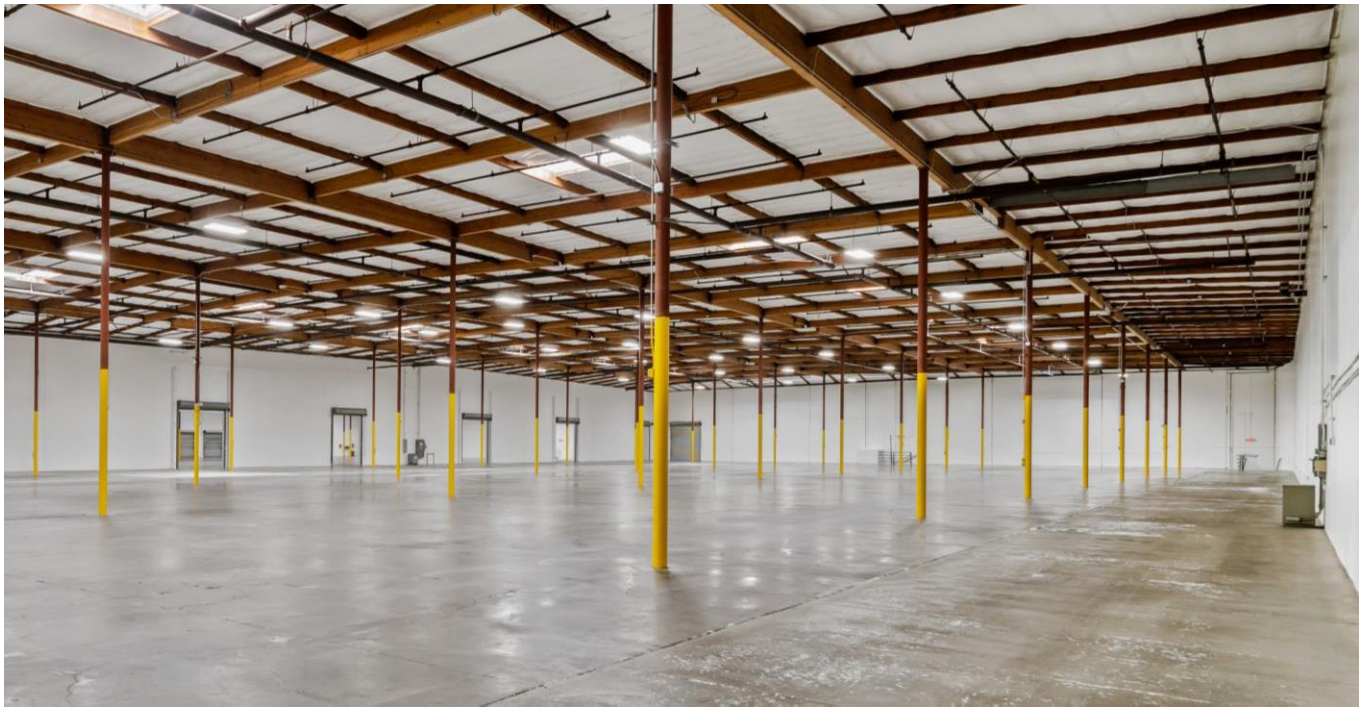
For lease

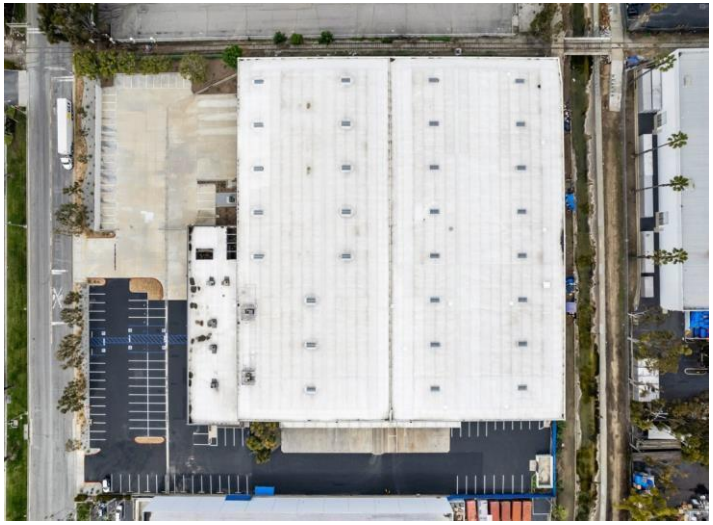
12801 Ann Street, Santa Fe Springs, CA 90670

JLL | TA REALTY

Recent Capital Improvements

- New exterior paint
- “Whitebox” of the interior
- Complete office renovations
- New LED warehouse lighting
- New slurry/stripe of asphalt
- New grind/seal of warehouse floor
- Upgraded landscaping





Property Highlights

Building Size	106,230 s.f.	**Power**	800 amps, 277/480 volts
Office Size	9,504 s.f.	**Fire Sprinklers**	.495/2,000 calculation
Warehouse Clearance	24'	**Yard**	Two fenced yard areas
Loading	18 DH, 1 GL	**Land Parcel**	4.55 acres
Dock Equipment	12 mechanical pit levelers 6 edge of dock levelers	**Asking Price**	$1.25 NNN/SF

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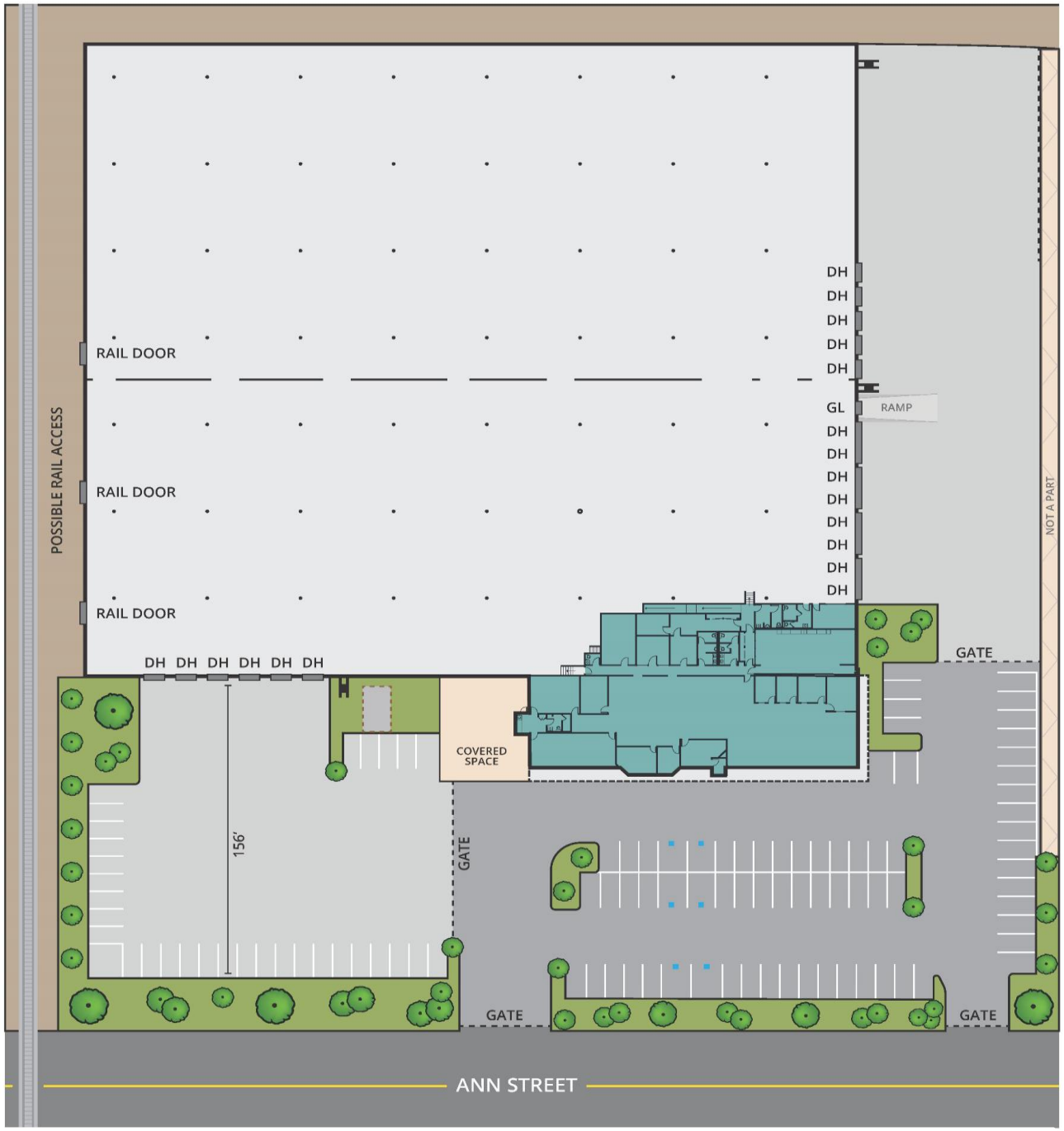
Site plan



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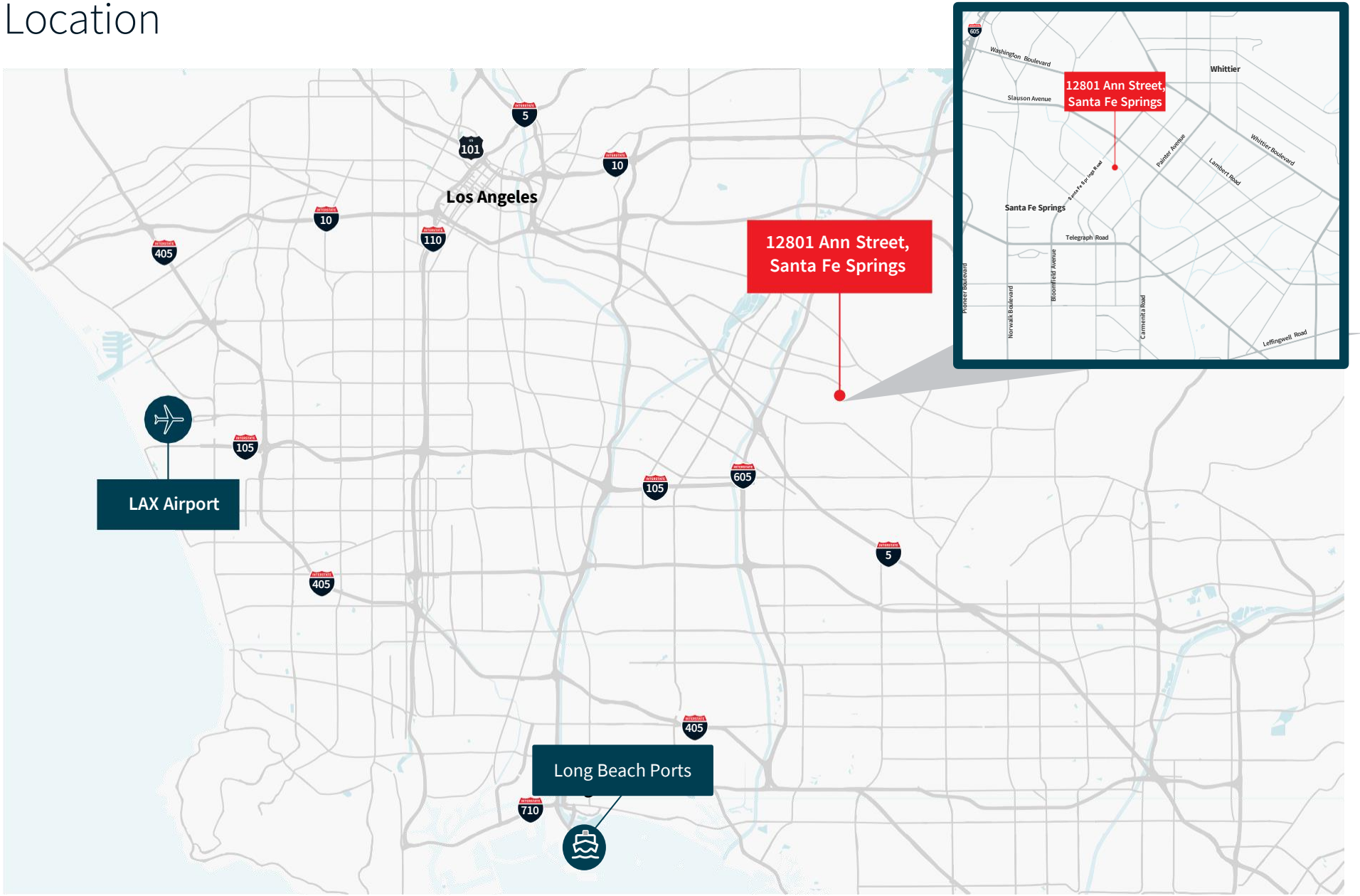
Location



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