

For Lease



161,610 s.f. freestanding, Class A distribution building

- Central location within the LA Basin
- Excellent access to the 605, 5, 60 & 105 freeways
- 20 miles to the Ports of Los Angeles & Long Beach
- Large yard area
- 2 access points of ingress and egress
- ESFR sprinkler system

**12252 Whittier Blvd
Whittier, CA 90602**

Zac Sakowski

+1 424 294 3429

zac.sakowski@am.jll.com

RE lic #01510420

Luke McDaniel

+1 949 885 2974

luke.mcdaniel@am.jll.com

RE lic #01203625

Cameron Driscoll

+1 949 885 2976

cameron.driscoll@am.jll.com

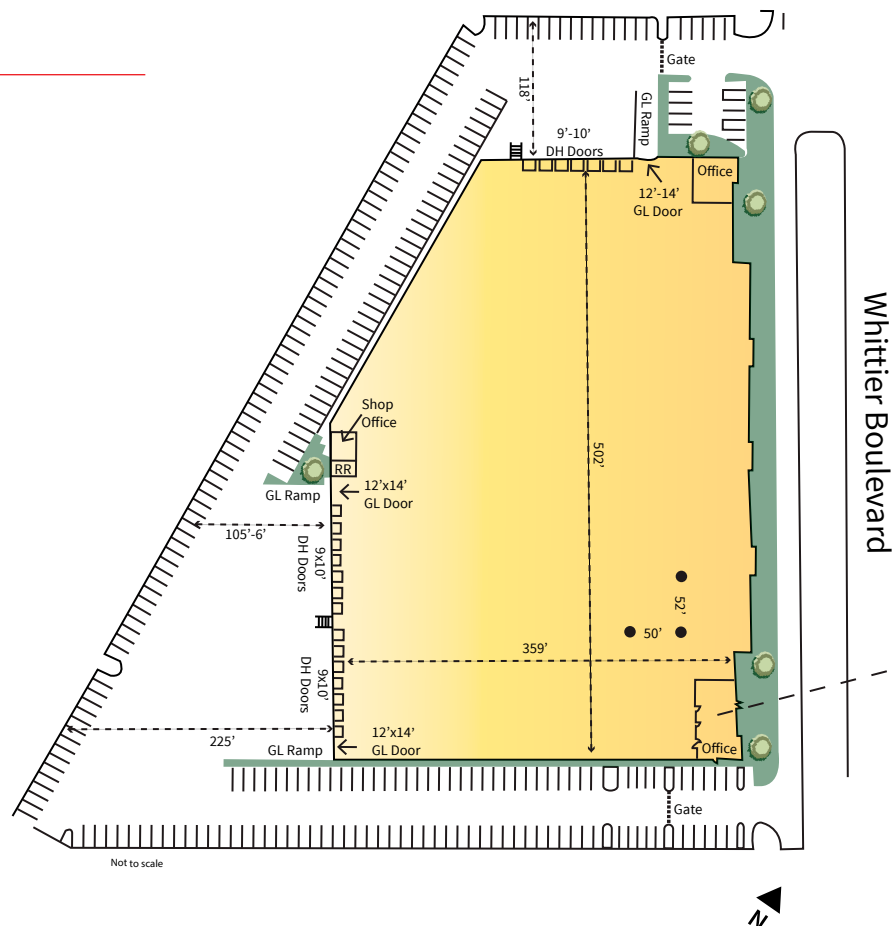
RE lic #01224141

Building highlights

- 161,610 s.f. freestanding building
- 2 office pods - 8,000 s.f. total
- 2,553 s.f. of office mezzanine
- 30' clearance
- 225' southerly truck court with excess parking
- ESFR sprinkler system
- 50' x 52' typical bay spacing
- 21 dock-high positions
- 3 ground-level loading doors
- 4,000 amps, 277/480 volts of power
- Asking rate: TBD + \$0.235 OPEX



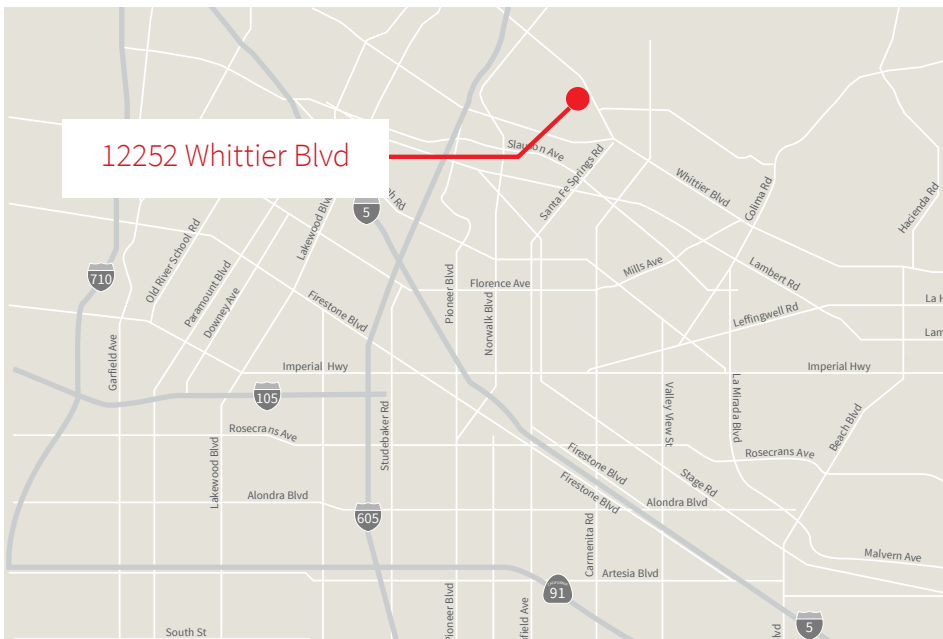
Site plan



Port radius map



Local map



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