



GOLDEN SPRINGS BUSINESS CENTER

13116 Imperial Hwy | Santa Fe Springs, CA



12782 Shoemaker Avenue
83,843 SF Available for Lease

BUILDING C

















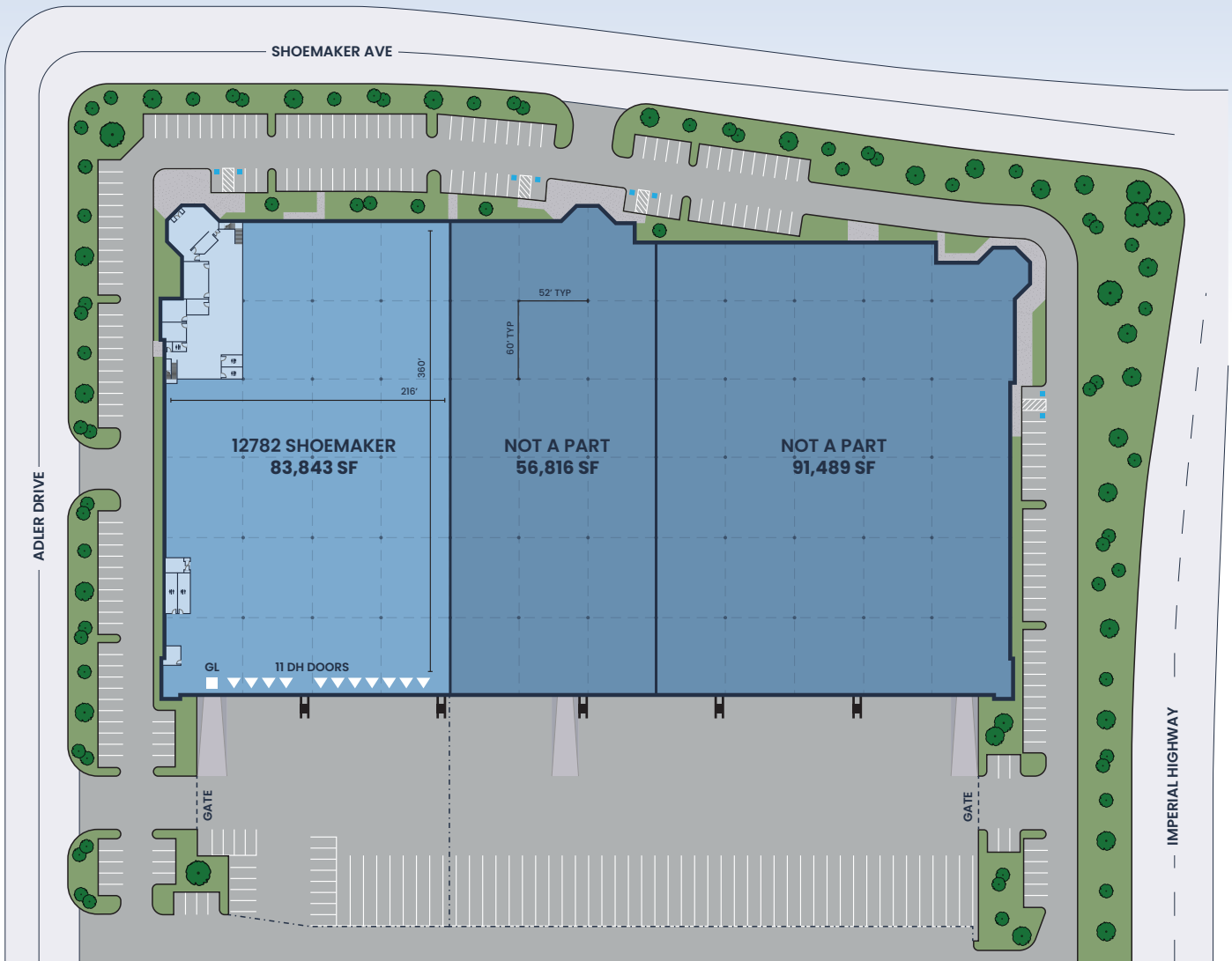
THE
ORDEN
COMPANY



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

Building Specifications

-  **±83,843 SF Available** (P.O.L ±225,945 SF Building)
-  **11 - 9' x 10' Dock Doors**
-  **1,200 Amps, 277/480 Volt, 3 Phase Power**
-  **±12,980 SF 2-story office area** (reducible to ±6,777 SF)
-  **1 Grade Level Loading Door** via Ramp
-  **60' x 52' typical bay spacing**
-  **±526 SF Warehouse office** with restrooms
-  **184' Secured Concrete Truck Court**
-  **LED Warehouse Lighting**
-  **32' clearance height**
-  **8 Trailer Parking Stalls** in Private Fenced Yard
-  **1 mi to I-5 Freeway** within Golden Springs Business Park
-  **ESFR Sprinkler System**
-  **170 Parking Stalls**



* All building, site and parking areas are approximate and to be verified.

Park Highlights



Park Features

- Low operating expenses
- Proposition 13 tax protection
- 24-hour security patrol services
- Long-term, stable ownership and on-site property management
- On-site Facility and Property Management to immediately address tenants needs
- Attractive landscaping, greenbelts and artwork create a desirable business environment



Location

- Superb infill logistics location
- 22 miles from Ports of Los Angeles and Long Beach
- Direct access to the 5, 91, 605, and 105 freeways
- Strategic location for e-commerce with 15 million residents within a 1-hour drive
- Access to large, diverse labor pools of Los Angeles and Orange Counties

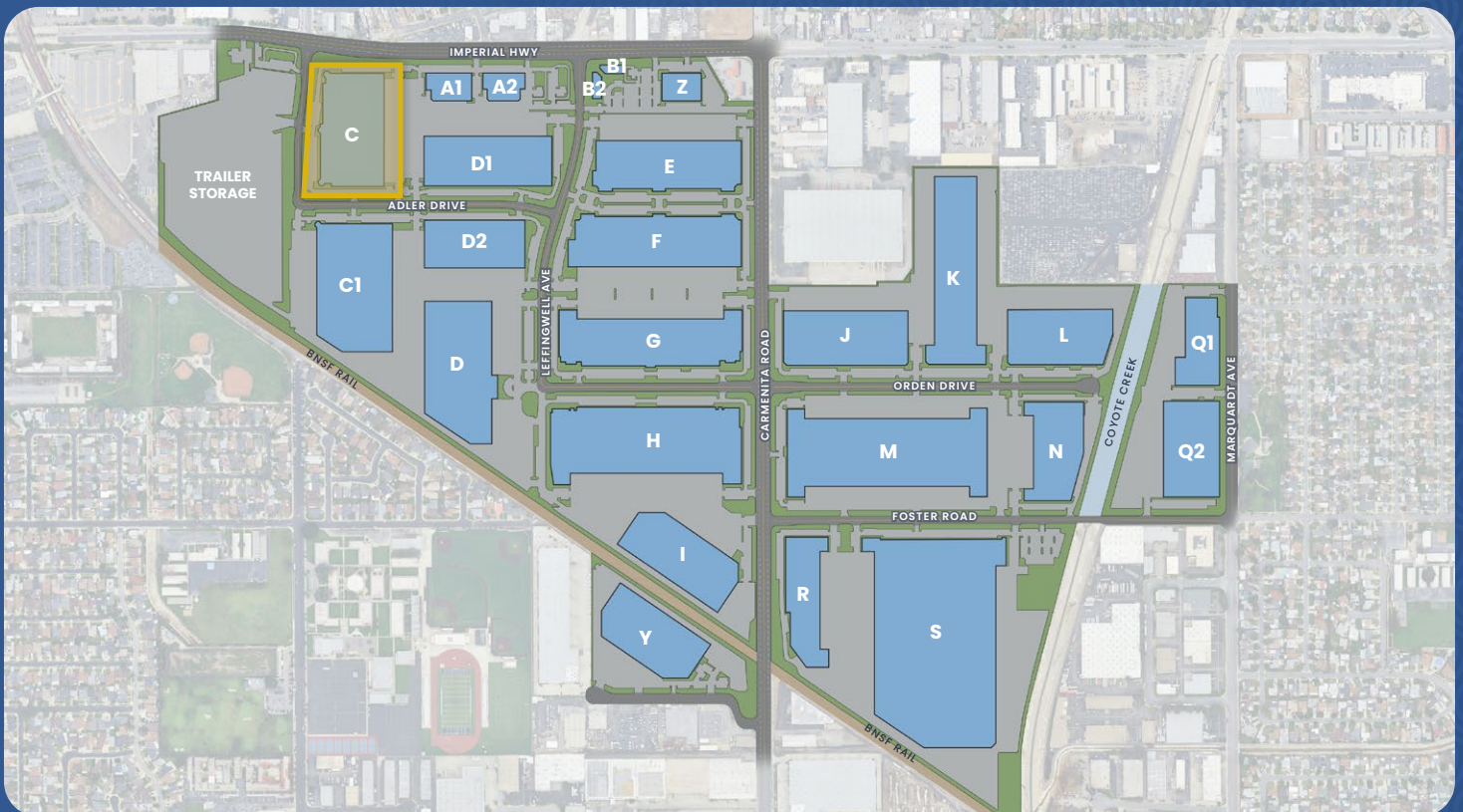
BUILDING C – 225,945 SF
Golden Springs Business Park

5 1 MILE

105 4 MILES

605 3 MILES

91 4 MILES



Prime Access



Location Highlights



1 mile
to I-5 Freeway Access



22 miles
to Los Angeles
International Airport



23 miles
to Ports of Los Angeles
and Long Beach



12 miles
to Long Beach
Airport



23 miles
to John Wayne
Airport



33 miles
to Ontario International
Airport



**GOLDEN
SPRINGS**
BUSINESS CENTER

12782 Shoemaker Avenue
83,843 SF Available for Lease

Visit Golden-Springs.com



Luke McDaniel
JLL
RE license #01203625
+1 714 330 2197
luke.mcdaniel@jll.com

Cameron Driscoll
JLL
RE license #1224141
+1 949 885 2976
cameron.driscoll@jll.com

Patrick Wood
JLL
RE license #01776274
+1 909 467 6857
patrick.wood@jll.com



THE
ORDEN
COMPANY

Golden Springs Business Center is
professionally operated & managed by
The Orden Company.

Greg Woolway
Chief Operating Officer
+1 562 689 5425
gwoolway@ordencompany.com

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.