



# GOLDEN SPRINGS BUSINESS CENTER

13116 Imperial Hwy | Santa Fe Springs, CA



LEFFINGWELL AVENUE

12991 – 13021 Leffingwell Avenue  
**214,503 SF Available for Lease**

**BUILDING D**




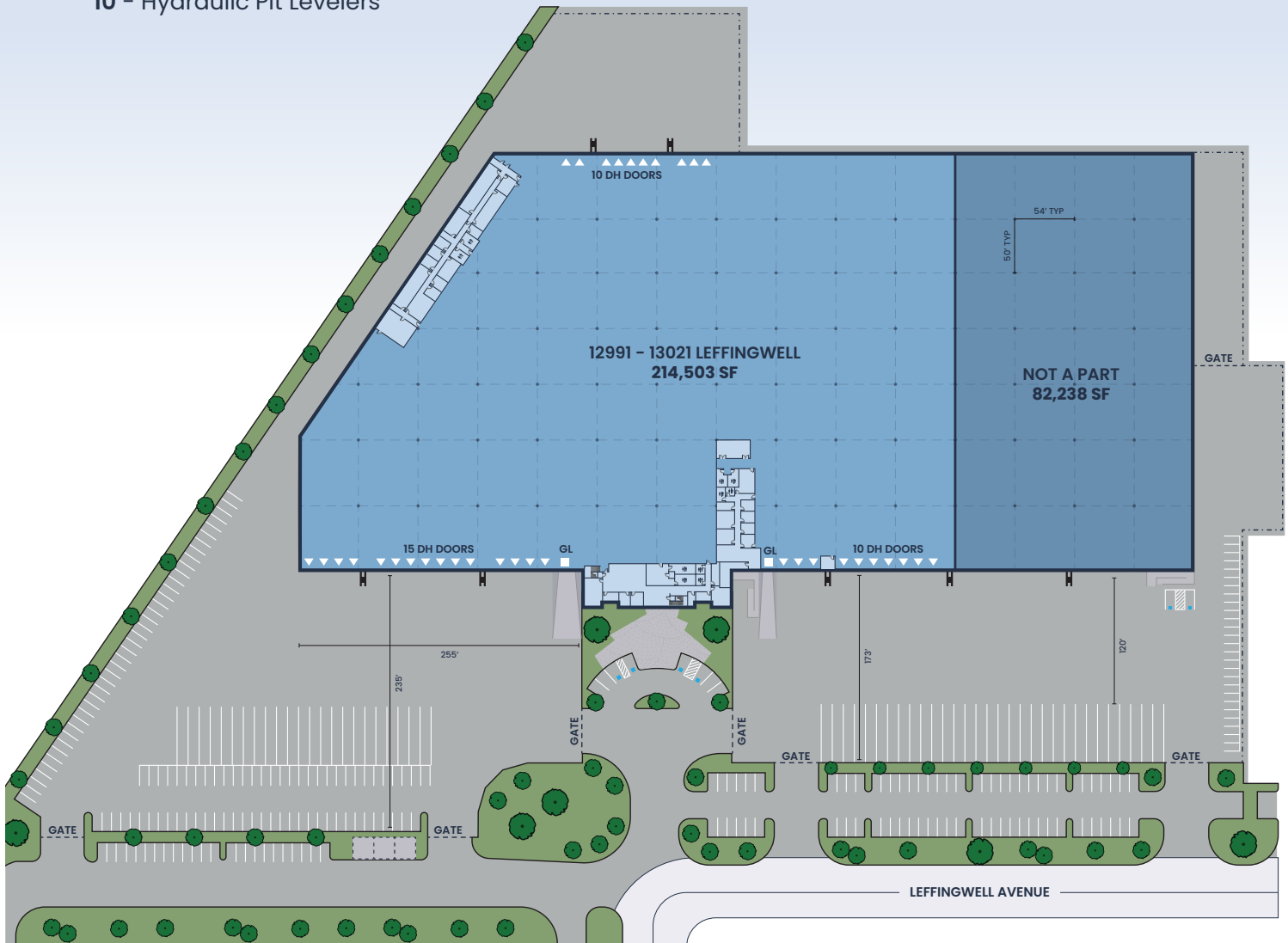
THE  
ORDEN  
COMPANY



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

# Building Specifications

-  **±214,503 SF Available** (P.O.L ±296,583 SF Building)
-  **±14,612 SF Total High Image Office Area**
-  **±5,460 SF Warehouse Office**
-  **32' clearance height**
-  **35 - 9' x 10' Dock Doors**  
**25 - Pit-Type Load Levelers, 35,000 Lb**  
**10 - Hydraulic Pit Levelers**
-  **2 Grade Level Loading Doors via Ramp**
-  **ESFR, 75psi Sprinkler System**
-  **3 Concrete Truck Courts (175' - 235' / 125' / 173')**
-  **35 Trailer Parking Stalls in Private Fenced Yard**
-  **180 Auto Parking Stalls**
-  **T-5 Warehouse Lighting**
-  **1,000 Amps, 277/480 Volt, 3 Phase Power (Expandable)**
-  **50' x 54' typical bay spacing**
-  **1 mi to I-5 Freeway within Golden Springs Business Park**



 \* 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 D – 296,583 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



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SPRINGS**  
BUSINESS CENTER

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Visit [Golden-Springs.com](http://Golden-Springs.com)



**Luke McDaniel**  
JLL  
RE license #01203625  
+1 714 330 2197  
[luke.mcdaniel@jll.com](mailto:luke.mcdaniel@jll.com)

**Cameron Driscoll**  
JLL  
RE license #1224141  
+1 949 885 2976  
[cameron.driscoll@jll.com](mailto:cameron.driscoll@jll.com)

**Patrick Wood**  
JLL  
RE license #01776274  
+1 909 467 6857  
[patrick.wood@jll.com](mailto: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](mailto:gwoolway@ordencompany.com)

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