



GOLDEN SPRINGS BUSINESS CENTER

13116 Imperial Hwy | Santa Fe Springs, CA



LEFFINGWELL AVENUE

12991 Leffingwell Avenue
82,080 SF Available for Lease

BUILDING D






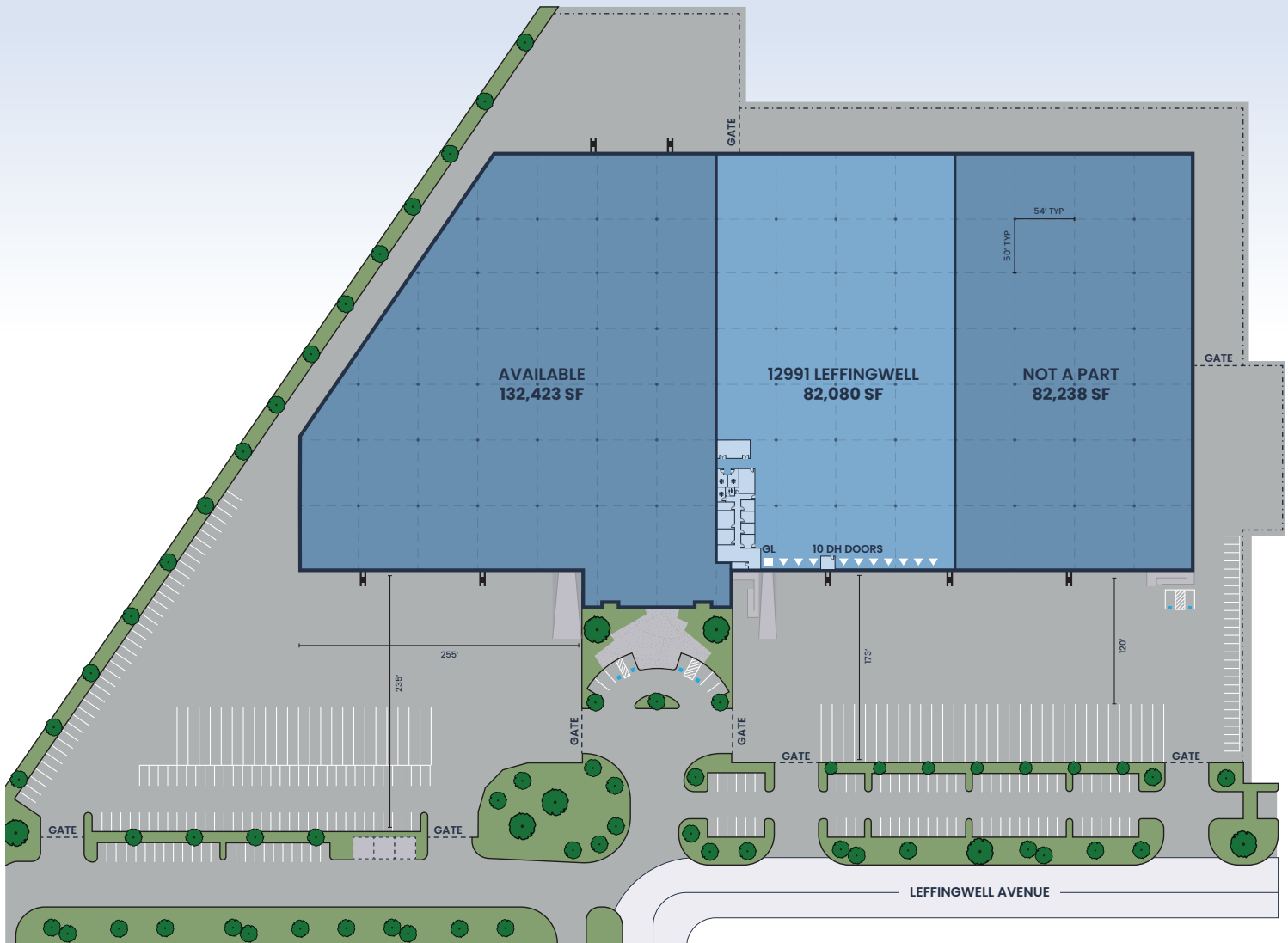
THE
ORDEN
COMPANY



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

Building Specifications

-  **±82,080 SF Available** (P.O.L ±296,583 SF Building)
-  1 Grade Level Loading Door via Ramp
-  40 Auto Parking Stalls
-  ±3,910 SF of office space
±191 SF shipping office
-  173' Secured Concrete Truck Court
-  400 Amps, 277/480 Volt, 3 Phase Power (Expandable)
-  32' clearance height
-  12 Trailer Parking Stalls in Private Fenced Yard
-  50' x 54' typical bay spacing
-  ESFR Sprinkler System
-  T-5 Warehouse Lighting
-  1 mi to I-5 Freeway within Golden Springs Business Park
-  **10 - 9' x 10' Dock Doors w/ Hydraulic Pit Levelers**



 * 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



**GOLDEN
SPRINGS**
BUSINESS CENTER

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Visit Golden-Springs.com



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THE
ORDEN
COMPANY

Golden Springs Business Center is
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