



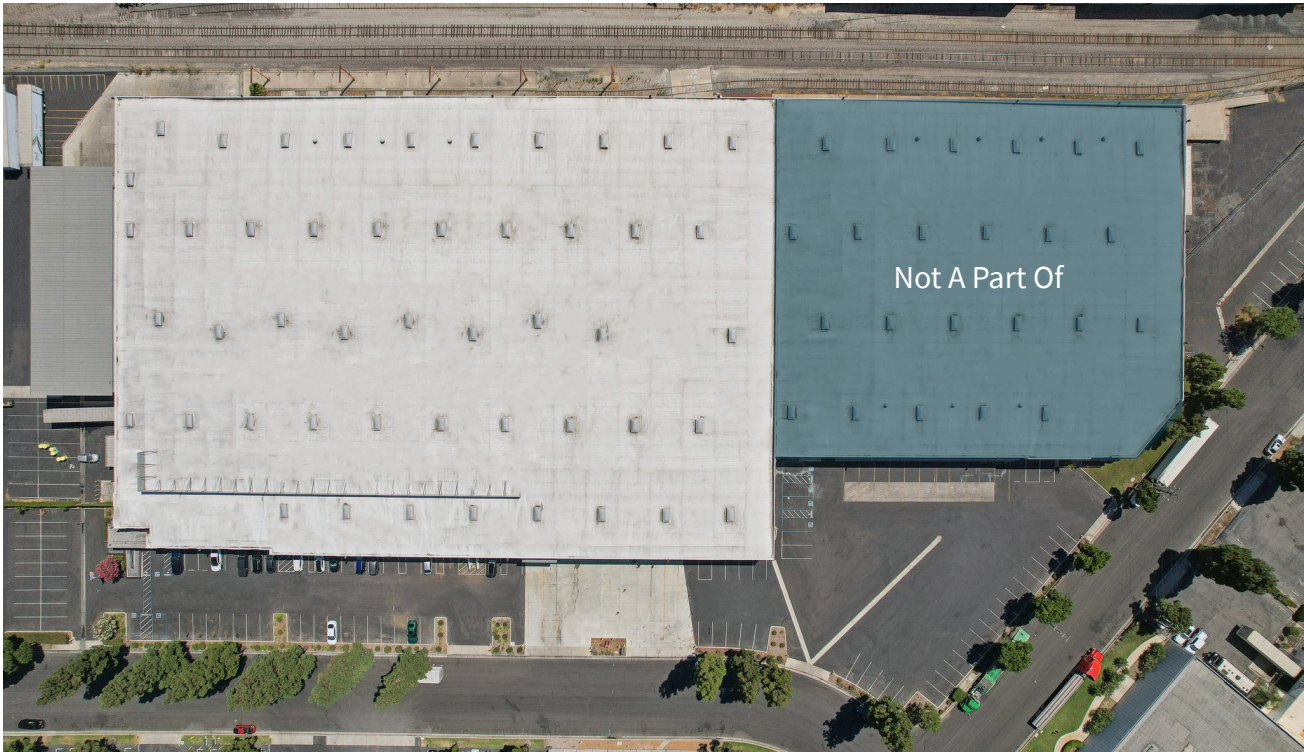
For Lease - 121,006 SF

16050 Canary Ave, La Mirada, CA 90638



Planned Refurbishments

- Exterior paint
- LED warehouse lighting
- Slurry/stripe of asphalt
- Seal of warehouse floor
- Offices (can be reduced)
- Upgraded landscaping



Property Highlights

Building Size	121,006 SF	Fire Sprinklers	.31/3,000 calculation
Office Size	22,777 SF	Yard	Large fenced area
Warehouse Clearance	20'	Rail Access	BNSF - active rail
Loading	7 dock-high positions & 1 ground level door	Feature	Covered loading area
Power	4,000 amps, 277/480 volts (verify)	Asking Rate	TBD



Site plan



