

Industrial For Lease



Available SF: 22,372

Total Building SF: 22,372



Address: 9900 Jordan Cir, Santa Fe Springs, CA 90670
Cross Streets: McCann Dr/Jordan Cir

Oversized Lot with Heavy Power & High Ceilings
1987 Construction – Can Accommodate a Variety of Uses
Current to ADA Requirements
Loading can be Modified to Accommodate
Three Dock High Positions

Lease Rate/SF: \$.39
Lease Type: Net
Available SF: 22,372
Const Status/Yr Blt: Existing/1987
Region: LA Southeast
Zoning: SSM2

Lease Rate/Mo: \$8,725
Terms: Acceptable To Owner
Roof Type:
Construction Type: Tilt-up
Specific Use: Heavy-Mfg
Lot Size: 53,578 SF / 1.23 AC

Taxes:
Possession Now
Minimum SF: 22,372
Parking: Ratio: 2.1:1 / Spaces: 48
Thomas Guide: 706-J4
APN #: 8005-014-044

Ground Level Drs: 1 / 14X14 Proposed
Sprinklered: Yes
Finished Ofc Mezz: 2,568 sf
Include In Avail: Yes
Rail Service: No

Dock High: 3 / 1: 12X15 +2 Proposed
Yard: No
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: Heating Ventilation AC

Office SF / #: 4,848 / 8
Office Air: Yes **Office Heat:** Yes
Clear Height: 22
A: 1000 **V:** 477-488 **Ø:** 3 **W:** 4
Restrooms: 4

Listing Company: Lyons & Lyons Properties - Paramount (562) 531-4000
Agents: Chuckie Lyons (562) 531-4000x 88

To Show: Call Agent

Property/Listing/Ste #: 1193942/296582/1066713 **Listing Date:** 01/07/2011

FTCF: AP600Y350S400/AOAA

Notes: Sale Terms: Acceptable To Owner. Sp. Feat: Free Stranding, \$.018 net to gross. Sprinklers: .33/3000.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



Industrial For Sale



Available SF: 22,372

Total Building SF: 22,372



Address: 9900 Jordan Cir, Santa Fe Springs, CA 90670
Cross Streets: McCann Dr/Jordan Cir

Oversized Lot with Heavy Power & High Ceilings
1987 Construction – Can Accommodate a Variety of Uses
Current to ADA Requirements
Loading can be Modified to Accommodate
Three Dock High Positions

Price/SF: \$130.00
Available SF: 22,372
Const Status/Yr Blt: Existing/1987
Region: LA Southeast
Zoning: SSM2

Sale Price: \$2,908,360
Roof Type:
Construction Type: Tilt-up
Specific Use: Heavy-Mfg
Lot Size: 53,578 SF / 1.23 AC

Taxes:
Parking: Ratio: 2.1:1 / Spaces: 48
Thomas Guide: 706-J4
APN #: 8005-014-044

Ground Level Drs: 1 / 14X14 proposed
Sprinklered: Yes
Finished Ofc Mezz: 2,568 sf
Include In Avail: Yes
Rail Service: No

Dock High: 3 / 1:12X15 + 2 proposed
Yard: No
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: Heating Ventilation AC

Office SF / #: 4,848 / 8
Office Air: Yes **Office Heat:** Yes
Clear Height: 22
A: 1,000 **V:** 477-488 **Ø:** 3 **W:** 4
Restrooms:

Listing Company: Lyons & Lyons Properties - Paramount (562) 531-4000
Agents: Chuckie Lyons (562) 531-4000x 88

To Show: Call Agent

Property ID/Listing #: 1193942/538525

Listing Date: 01/07/2011

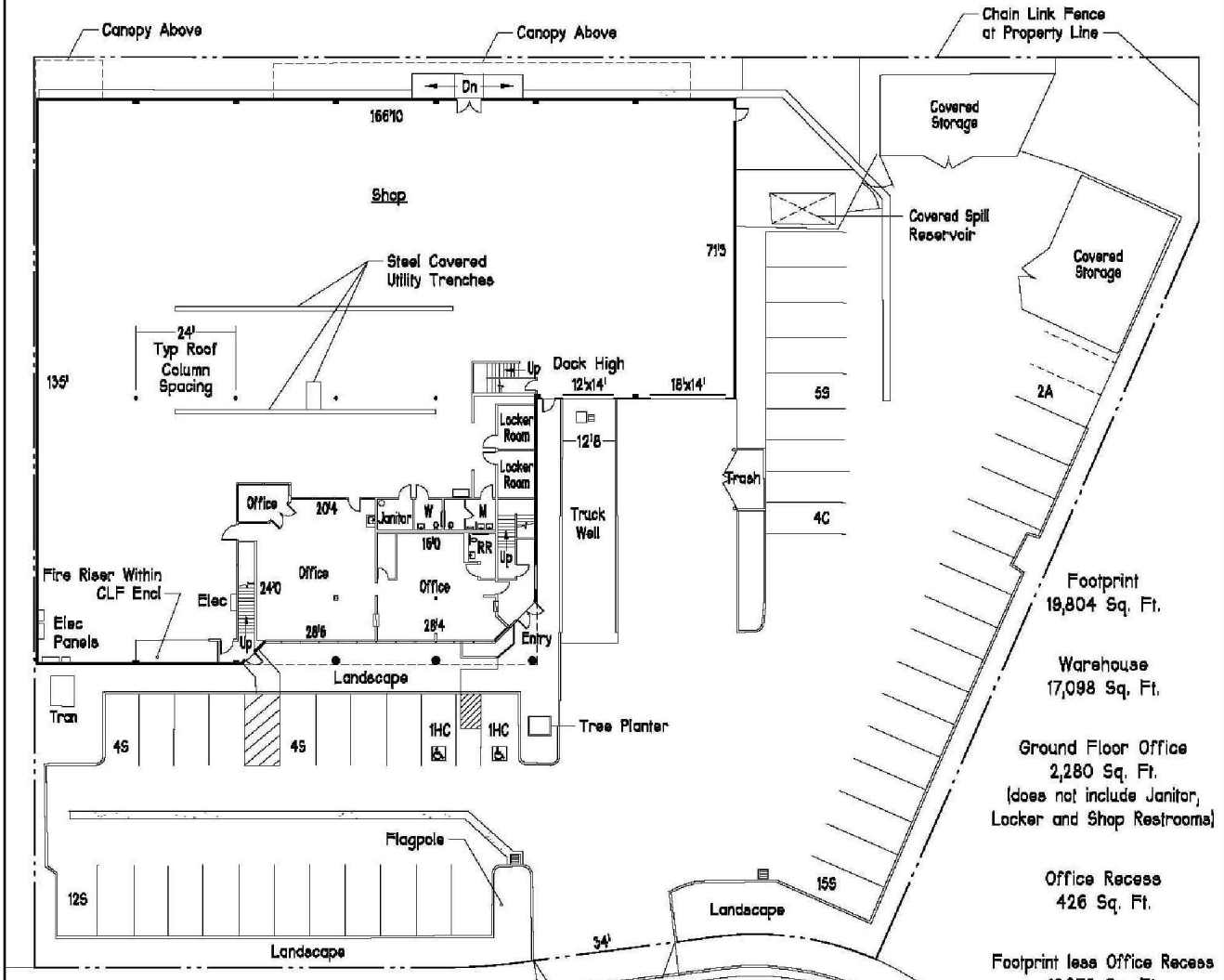
FTCF: AP600Y350S400/AOAA

Notes: Sale Terms: Acceptable To Owner. Special Features: Free Standing Building. \$0.18 net to gross. Sprinklers: .33/3000.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



9900 Jordan Circle
 City of Santa Fe Springs
 California 90670



Footprint
 19,804 Sq. Ft.

Warehouse
 17,098 Sq. Ft.

Ground Floor Office
 2,280 Sq. Ft.
 (does not include Janitor,
 Locker and Shop Restrooms)

Office Recess
 426 Sq. Ft.

Footprint less Office Recess
 19,378 Sq. Ft.

Mezzanine Floor Office
 2,568 Sq. Ft.

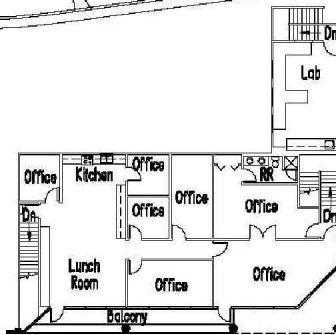
Total
 w/ Mezzanine Office
 22,372 Sq. Ft.

Land Area
 53,578 Sq. Ft.

JORDAN CIRCLE

Parking Summary

- 40 Standard Parking
- 4 Compact Parking
- 2 Handicap Parking
- 2 Available Parking



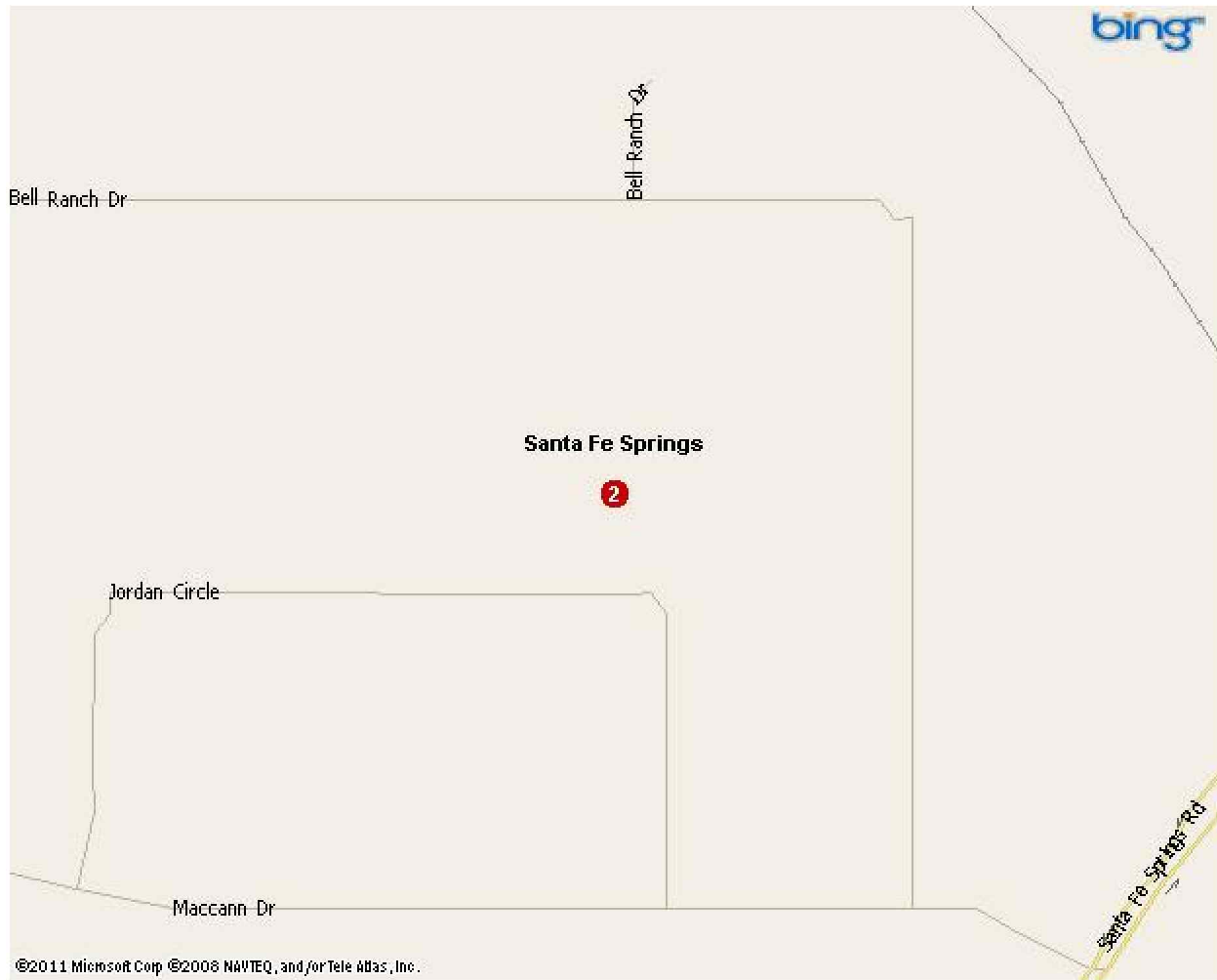
Mezzanine Office Plan

Quality Concrete Tilt-up Distribution/Manufacturing Facility.
 Loading: 58' Concrete Truckwell with (1) 12'x14' Door;
 (1) Oversized 18'x14' Ground Level Door.
 Warehouse: 33/3000 Fire Sprinklered; 1.9% Vented Skylights;
 5" Reinforced Concrete Slab; 22' Clear Height;
 Pearl White Walls; Fluorescent Lights.
 Utility Services: 800 Amp 277/480 Volt 3 Phase;
 1 1/2" Water Service; Central HVAC.

Scale: 1" = 40'

David O. Roberts P.E., Inc.
 343 Third Street, Suite 103
 Laguna Beach, CA 92651
 (949) 497-1229
 Email: dave@DORoberts.com

Property Map



Map Legend

- 1) 9900 Jordan Cir, Santa Fe Springs, CA 90670
 - 2) 9900 Jordan Cir, Santa Fe Springs, CA 90670
-