16222 PHOEBE AVE

LA MIRADA • CA 90638

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

NOW AVAILABLE FOR SALE

MAJOR RATE REDUCTION!

Lease Rate: $68,162/Mo ($0.495 PSF/Mo) GRS

**For the 1st Six (6) Months' Rent as Part of a Five (5) Year Lease Term*



FOR SALE OR LEASE

±137,700 SF INDUSTRIAL BUILDING

ON ±277,477 SF OF LAND

CLICK/SCAN TO VIEW
DRONE VIDEO

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY HIGHLIGHTS

- Heavy Power
- Close Proximity to 5, 91 & 605 Freeways
- Large Fenced & Paved Yard w/ Trailer Parking
- Rail Capability

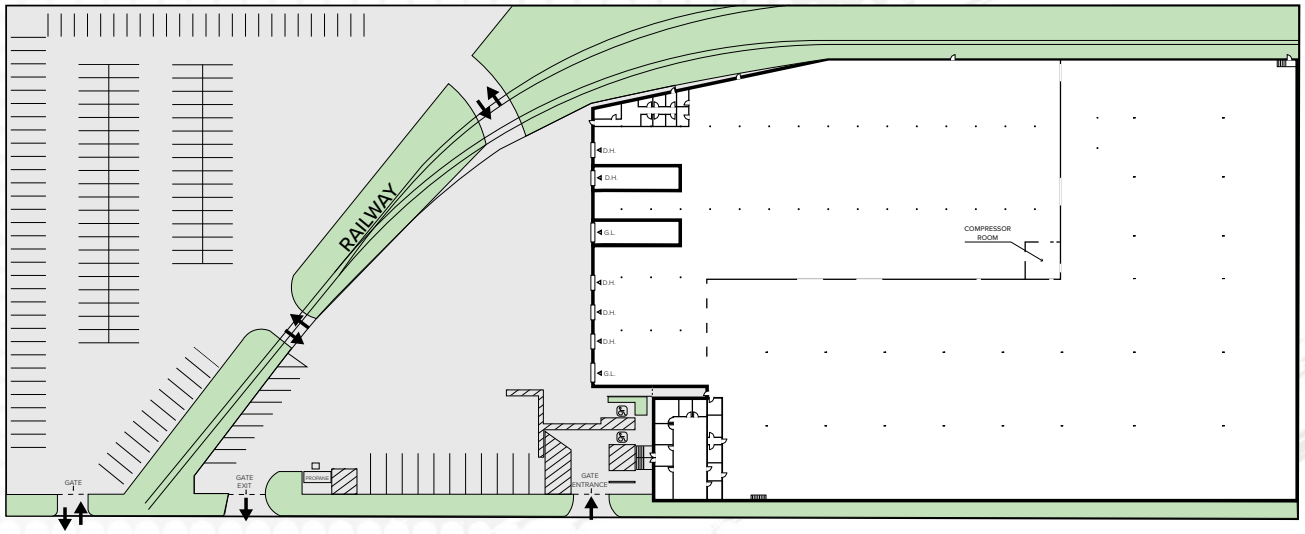
16222 Phoebe Ave offers ±137,700 SF of industrial space on ±277,477 SF of land in the heart of La Mirada's Mid-Counties industrial market. The property features 20' clear height, dock-high and ground-level loading, heavy power, and a large fenced and paved yard with trailer parking, along with rail capability. Ideally located near the 5, 91, and 605 Freeways, the site provides excellent access to major logistics corridors and is well suited for distribution or manufacturing users.

SALE PRICE	$40,621,500 ($295 PSF)
LEASE RATE	$68,162/Mo ($0.495 PSF/Mo) GRS **For the 1st Six (6) Months' Rent as Part of a Five (5) Year Lease Term*

PROPERTY INFORMATION

Available SF	±137,700SF
Prop Lot Size	±277,477 SF
Office Size	±6,360 SF
APN	7001-013-039, 078
Zoning	LMM2
Year Built	1964
Construction Type	Tilt-wall
Yard	Fenced / Paved
Restrooms	8
Clear Height	20’
DH/GL Doors	5 DH / 2 GL
Sprinklered	Yes
Power	A: 1200 V: 480 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	MidCounties

PROPERTY SITE PLAN



PHOEBE AVE

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NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

16222 PHOEBE AVE

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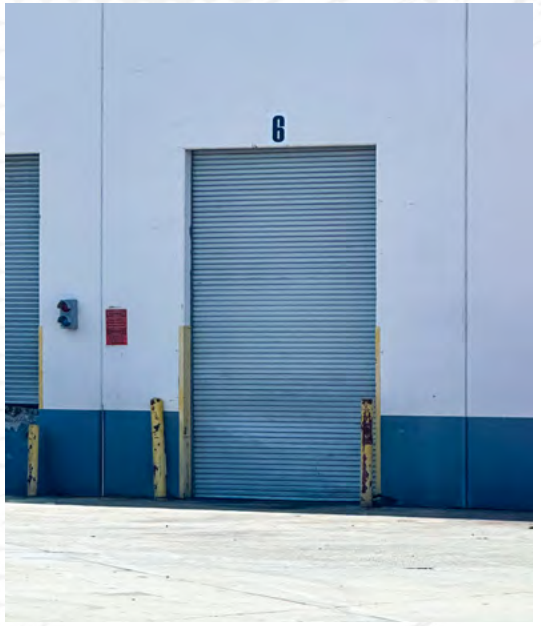
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ON ±277,477 SF OF LAND

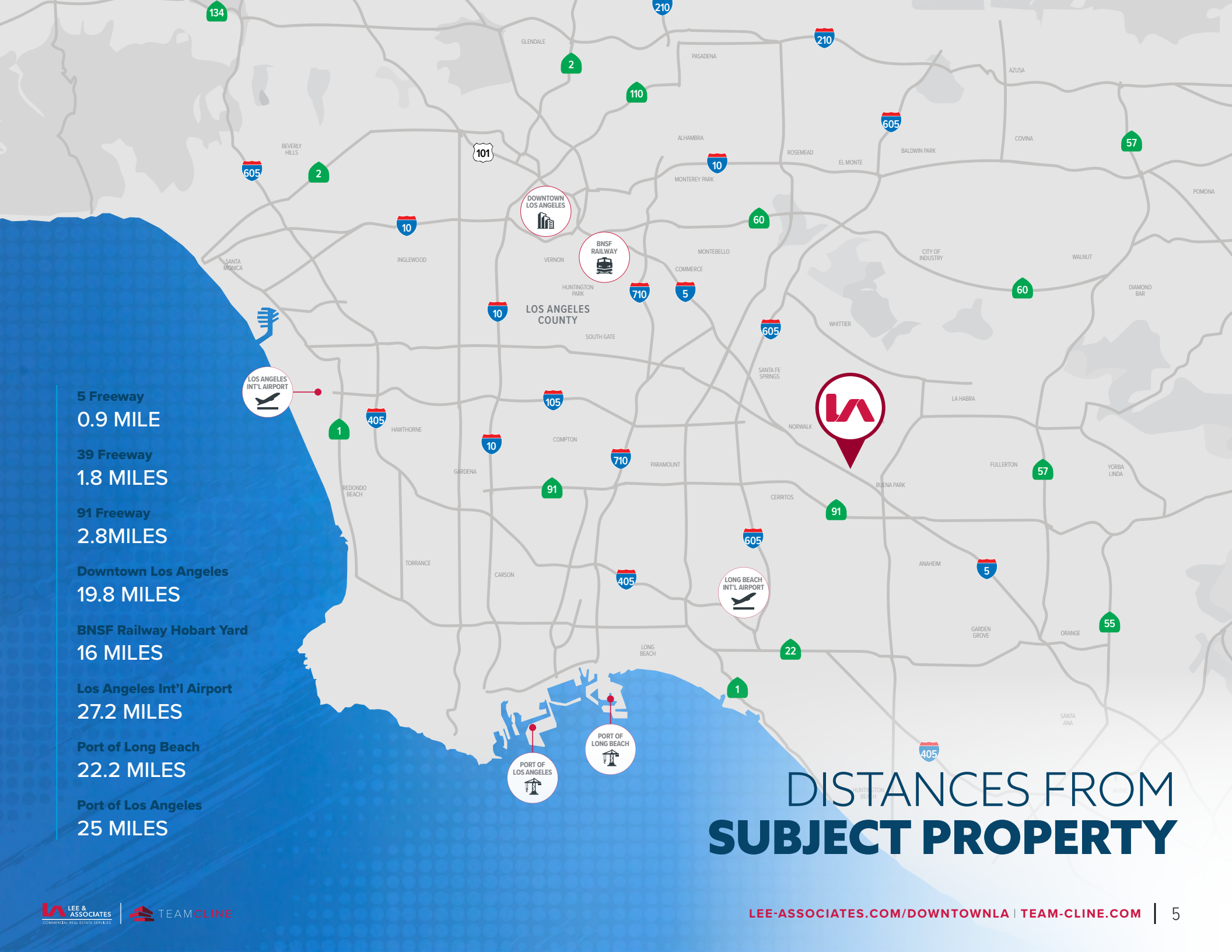












5 Freeway
0.9 MILE

39 Freeway
1.8 MILES

91 Freeway
2.8MILES

Downtown Los Angeles
19.8 MILES

BNSF Railway Hobart Yard
16 MILES

Los Angeles Int'l Airport
27.2 MILES

Port of Long Beach
22.2 MILES

Port of Los Angeles
25 MILES

DISTANCES FROM **SUBJECT PROPERTY**

16222 PHOEBE AVE

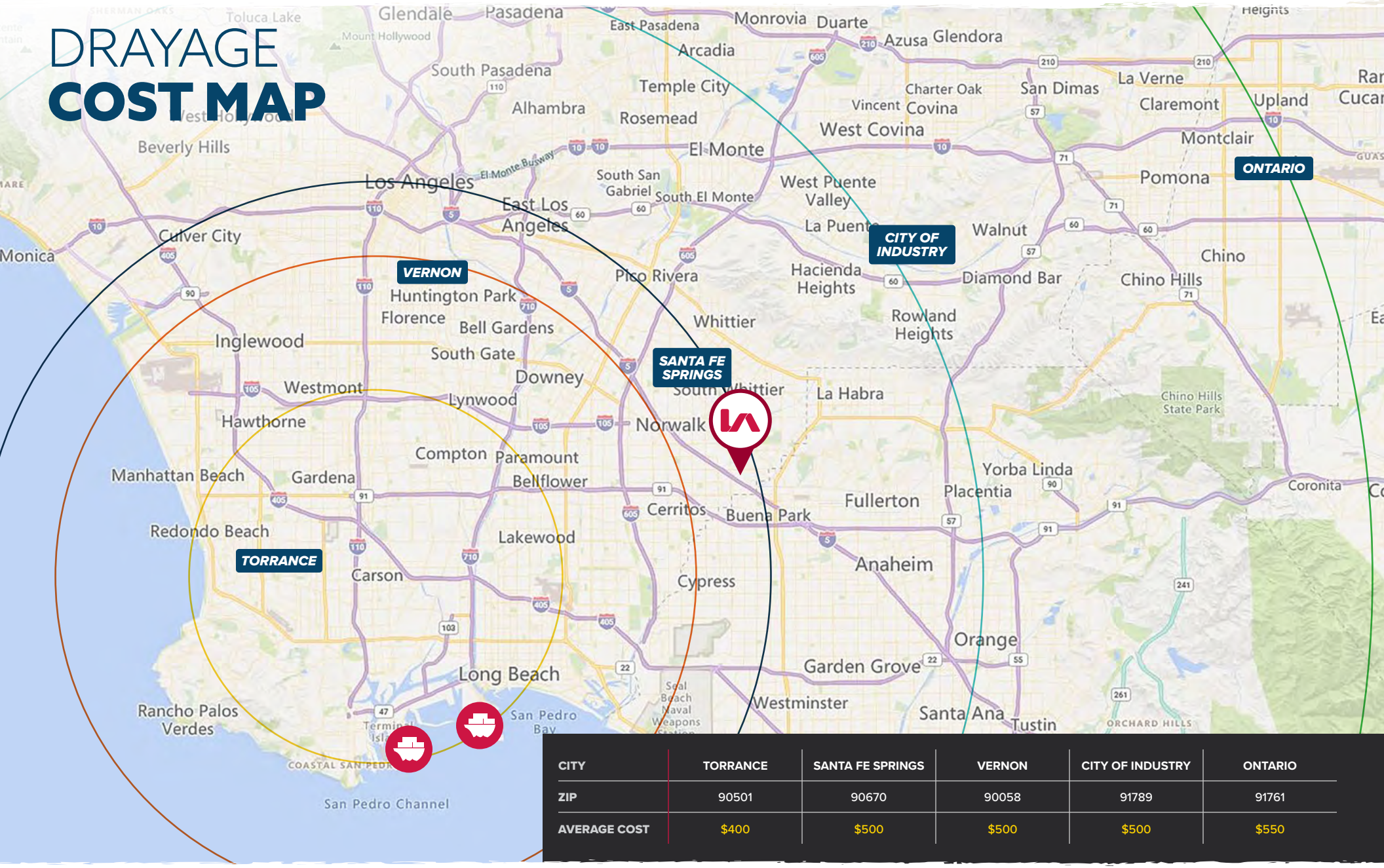
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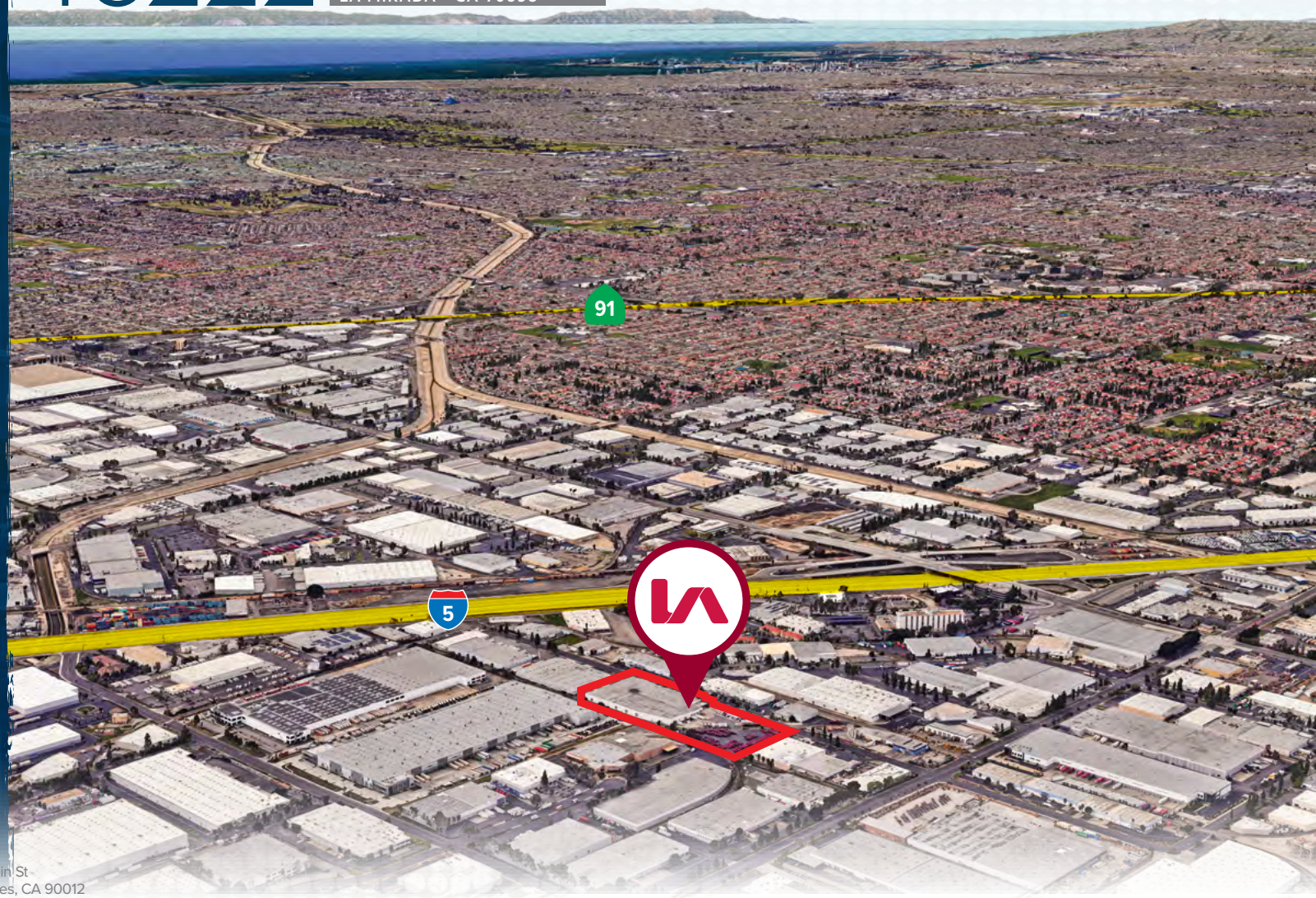
DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	$400	$500	$500	$500	$550

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For More Information, Please Contact ▸

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.