



107,045 SF AVAILABLE FOR LEASE, DIVISIBLE TO 59K & 48K SF

32' CLEAR HEIGHT | ESFR K-25 SPRINKLERS | 3,800 AMP, 277/480

12118 BLOOMFIELD AVENUE

Santa Fe Springs, CA | Mid-Counties



FEATURES

- 32' clear height
- ESFR K-25 sprinklers
- 3,800 AMP, 277/480
- 16 DH, 3 GL positions total — 2 installed pit levelers, expandable to all positions
- Secured yard
- 170 total parking stalls
- HVLS fan & air exchange system reduce effective temperature (up to 11°) & improve air quality
- 60% energy & 75% water savings from efficient building systems & landscaping
- 10 EV charging stalls, expandable to 41 total stalls
- 100% concrete site paving
- Solar-ready roof



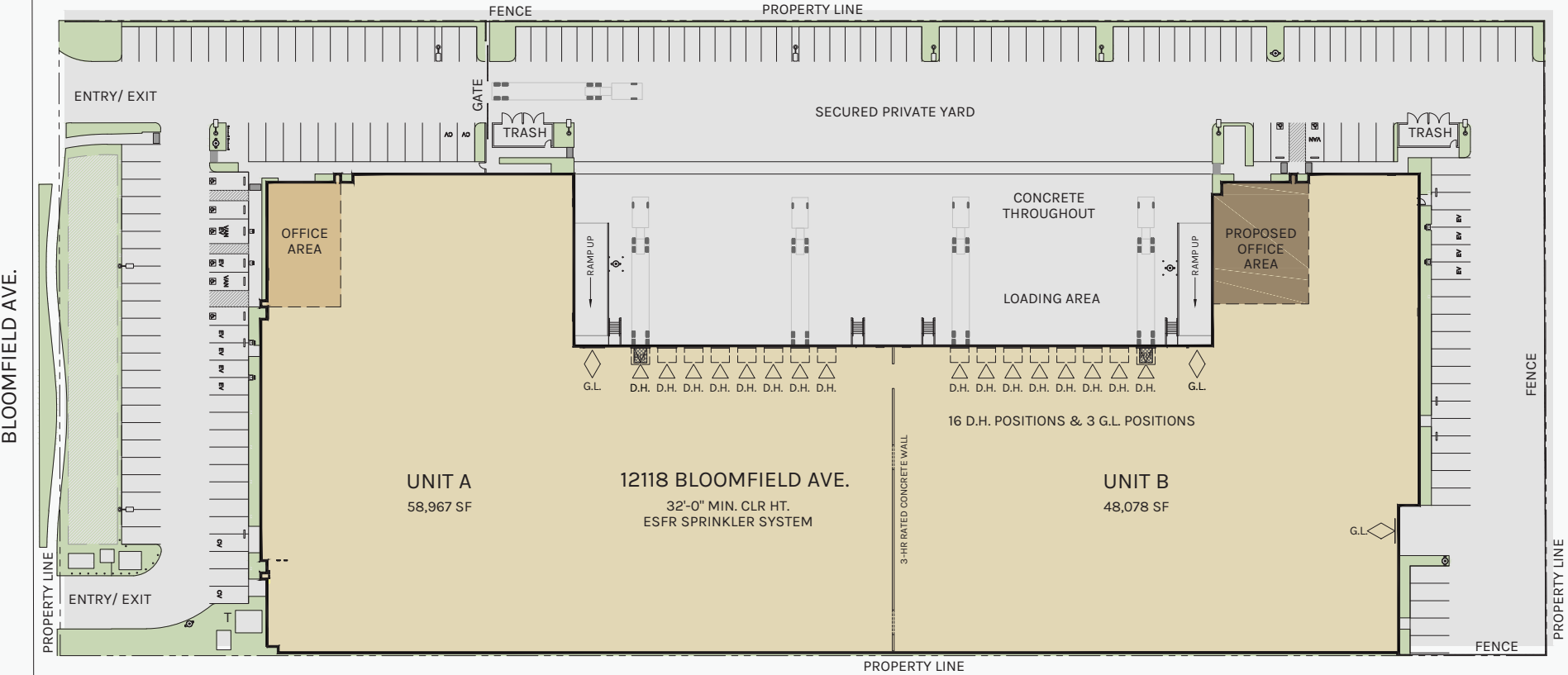
FULL SITE PLAN DIVISIBLE TO TWO UNITS

107,045 SF
SINGLE UNIT

58,967 SF
UNIT A

48,078 SF
UNIT B

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



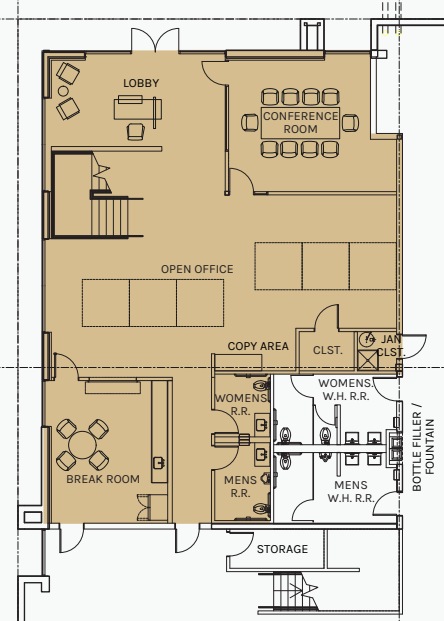
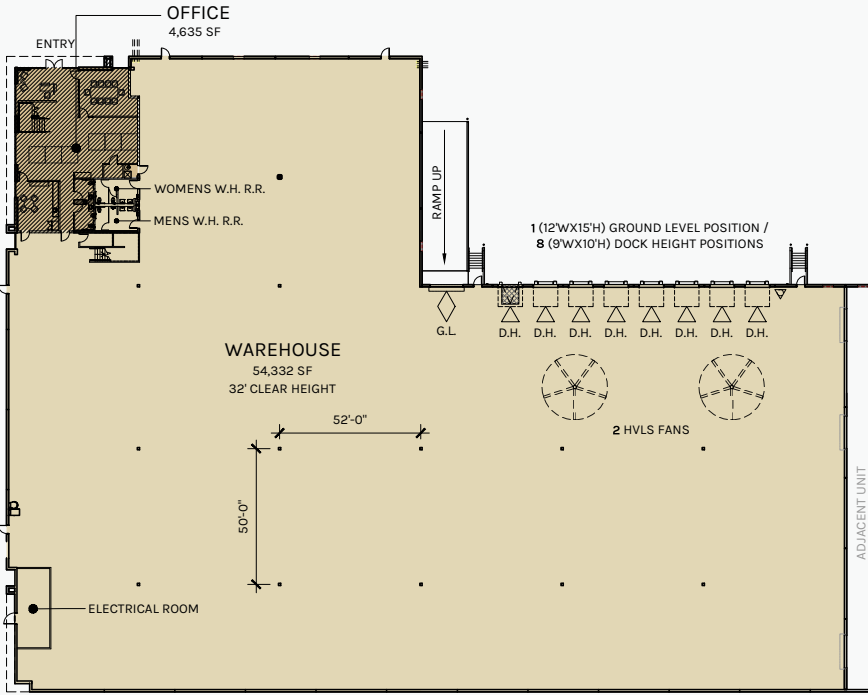
UNIT A FLOOR PLAN

54,332 SF
WAREHOUSE

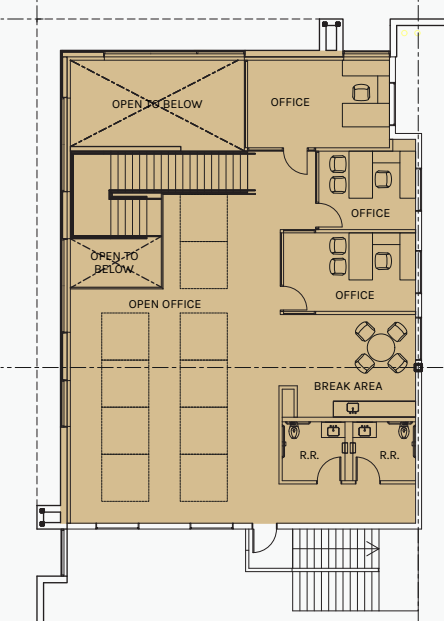
4,635 SF
OFFICE

8 DH, 1 GL
LOADING

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



FIRST FLOOR



MEZZANINE

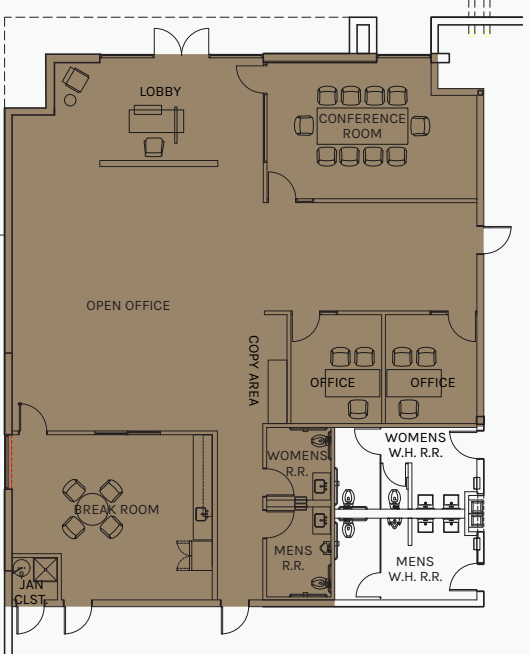
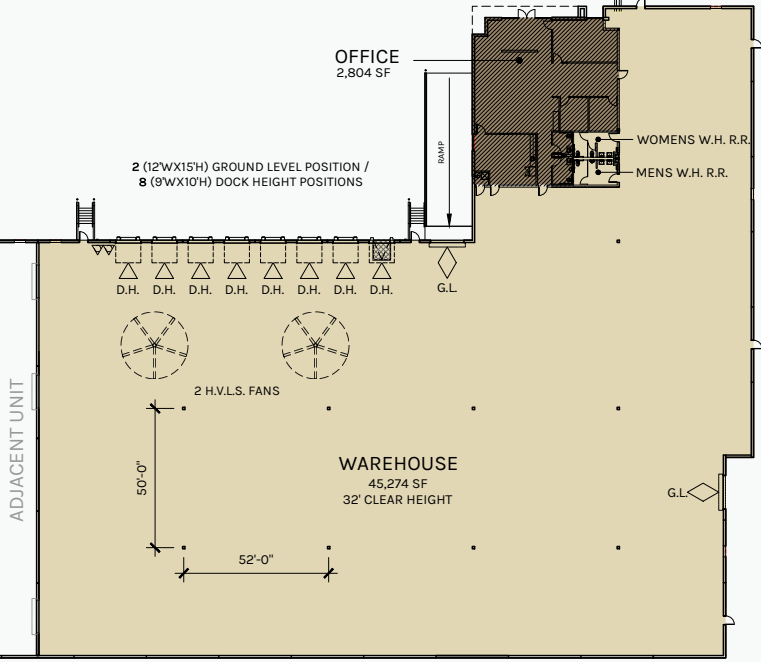
PROPOSED UNIT B FLOOR PLAN

45,274 SF
WAREHOUSE

2,804 SF
OFFICE

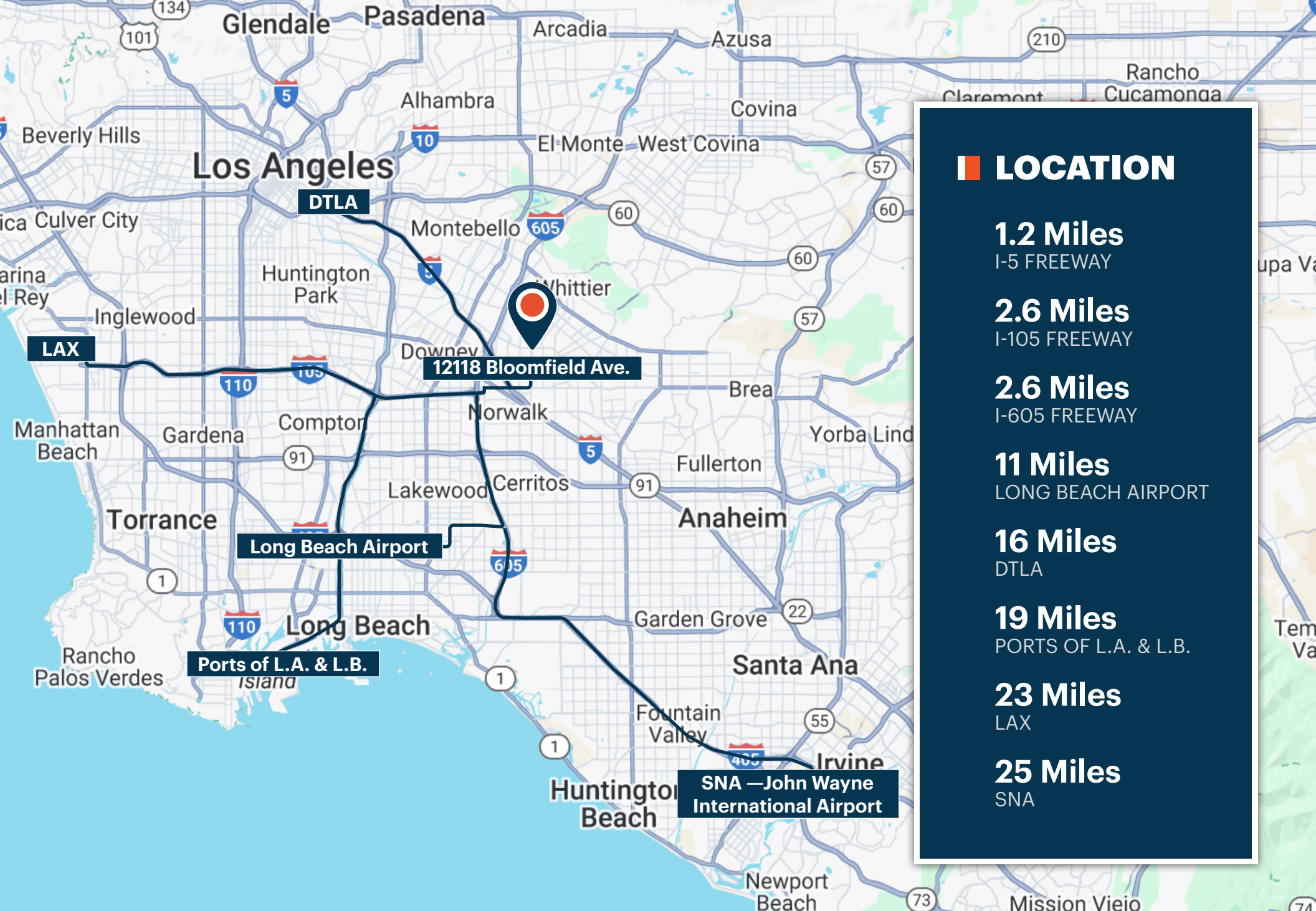
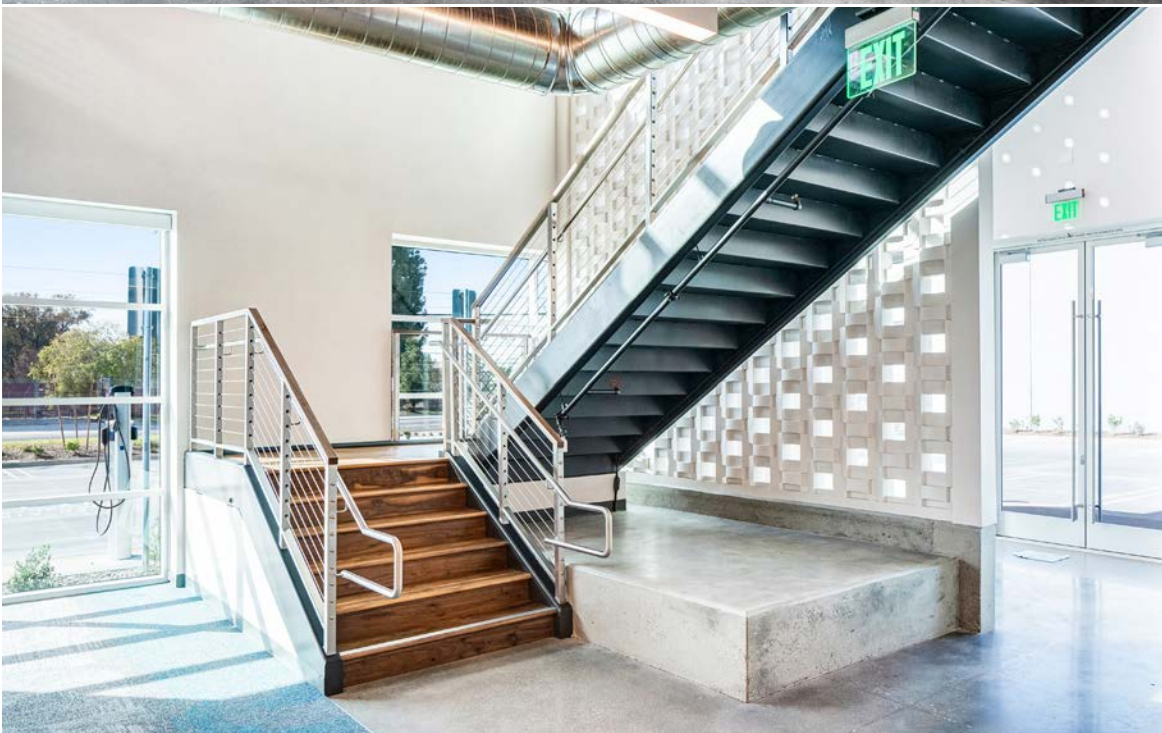
8 DH, 2 GL
LOADING

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



OFFICE







**Rexford
Industrial**

Leasing Contacts

JOHN BIVEN

First Vice President
949.290.0905
john.biven@cbre.com
CA License # 00937552

MARK LATIMER

Senior Vice President
562.968.1140
mark.latimer@cbre.com
CA License # 00844943

CHRIS EHRLICH

First Vice President
562.968.1160
chris.ehrlich@cbre.com
CA License # 01450093

CBRE

CBRE

10350 Heritage Park Drive, Suite 100
Santa Fe Springs, CA 90670
Corporate License # 00409987