

GREENLEAF BUSINESS CENTER

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# 9883 Greenleaf Avenue Santa Fe Springs, CA

**FOR LEASE**  
212,500 SF  
25.3 +/- ACRES



**GREENLEAF**  
— BUSINESS CENTER —



NEWMARK



# 9883 Greenleaf Avenue Santa Fe Springs, CA

**+/- 23 MILES**  
TO PORTS OF LA / LB & LAX

**8 ACCESS POINTS**  
TO 5 / 605 FREEWAYS WITHIN 5 MILES



**For Lease**  
**212,500 SF**  
**25.3 +/- ACRES**



**8,000 SF Two-Story Offices**  
**(Expandable to 16,000 SF)**



**46 Dock High Positions**  
**1 Ground Level Dock Door**



**32' Clearance**



**2000 Amp Service**  
**(4000 Amp Pull Section)**



**Class "A" Brand New Construction**



**431 Trailer Stalls with 262 Auto Parking OR 1,506 Auto Parking**



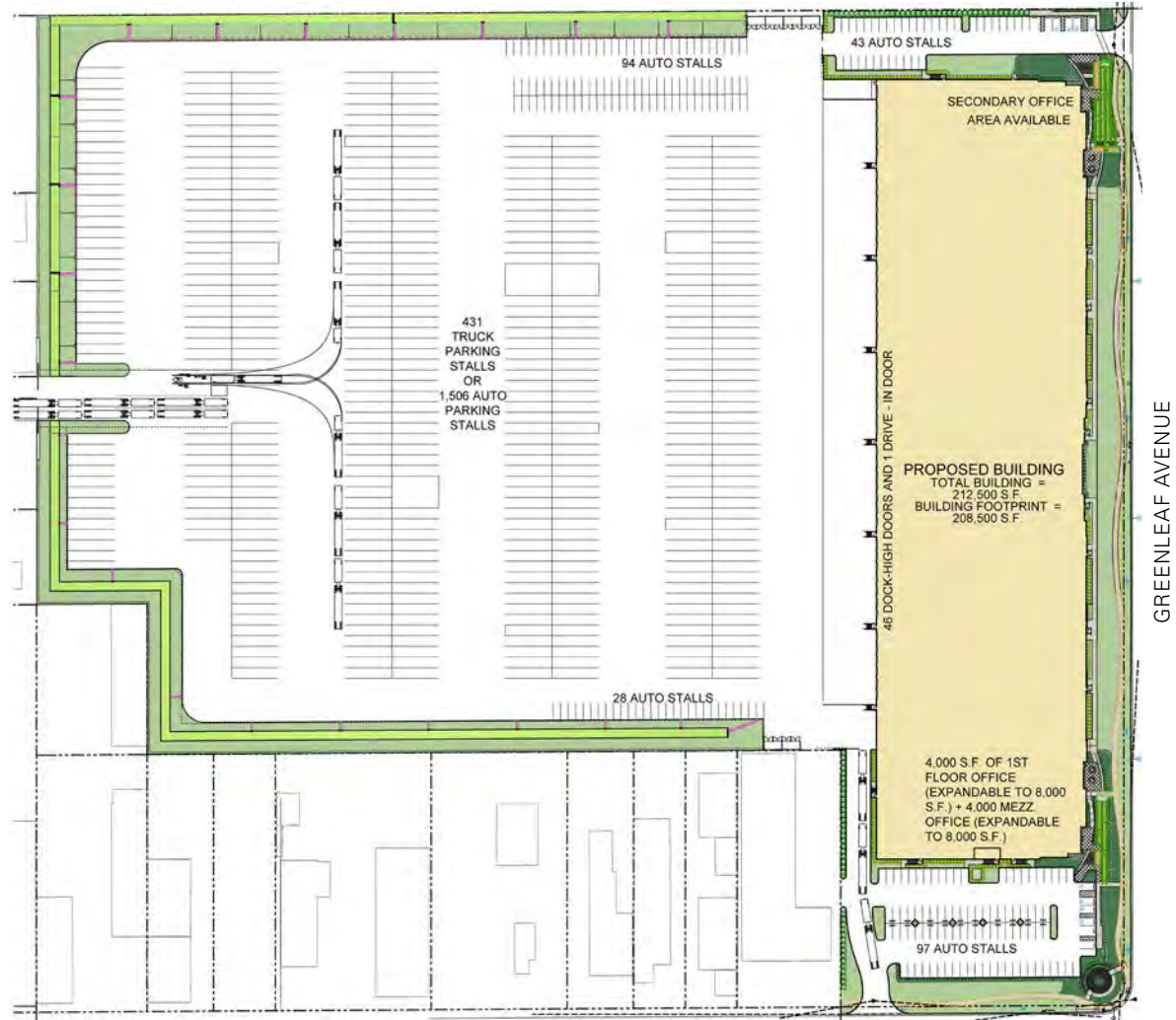
**Large Fenced & Secured Yard**



**ESFR Sprinklers**



**Direct Access to (5) & (605) Freeways**





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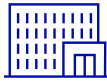
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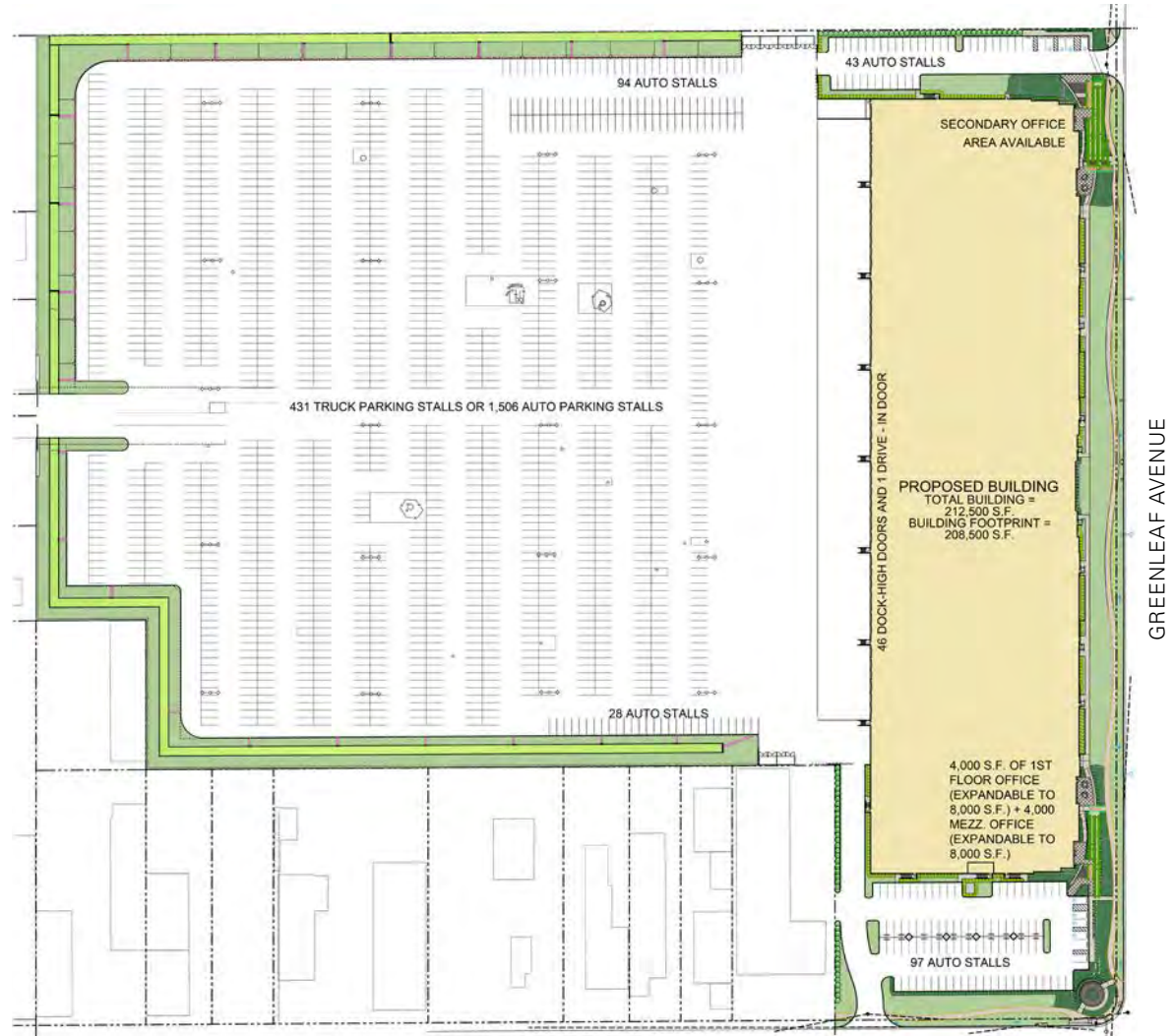
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## BUILDING SPECIFICATIONS SUMMARY

<b>LAND AREA</b>	25.33 Acres / 1,103,375 square feet
<b>BUILDING TYPE</b>	Tilt wall concrete wall panels, wood roof structure, concrete floor slab
<b>OFFICE AREA</b>	4,000 SF 1st floor office (expandable to 8,000 SF) + 4,000 SF mezzanine office (expandable to 8,000 SF). Additional square footage to suite.
<b>BUILDING DIMENSIONS</b>	238' x 881'
<b>COLUMN SPACING</b>	52' x 59' 6" typical
<b>CLEAR HEIGHT</b>	32 feet from first column in from the exterior walls
<b>STRUCTURE</b>	Reinforced concrete floor slab, tilt wall concrete wall panels, steel columns, wood roof deck and purlins
<b>ROOF</b>	TPO membrane mechanically fastened or 4 ply built up roofing system. 20 year warranty
<b>GLAZING</b>	1-inch insulated glass at office corners
<b>FLOOR SLAB</b>	7-inch reinforced
<b>LOADING DOORS</b>	46 dock doors + 1 ground level door via ramp.
<b>TRAILER STORAGE</b>	431 trailer stalls are provided
<b>AUTO PARKING</b>	262 auto parking spaces are provided. Expandable up to 1,506 auto parking spaces at the expense of trailer stalls
<b>YARD</b>	Approximately 16.5 acre yard with asphalt/concrete aggregate (5") over geogrid. Large queuing lane (guard shack possible)
<b>TRUCK COURT</b>	60' truck apron. 100% concrete (7")
<b>INTERIOR LIGHTING</b>	To suit
<b>EXTERIOR LIGHTING</b>	Wall-mounted LED lighting on the exterior building walls and pole-mounted LED lighting throughout the yard
<b>FIRE PROTECTION</b>	ESFR sprinkler system with K-25 sprinkler heads
<b>SECURITY</b>	8' wrought iron perimeter fence
<b>ELECTRICAL</b>	Southern California Edison. 2,000 amps provided. 4,000 amp pull section
<b>GAS</b>	SoCal Gas
<b>WATER</b>	City of Santa Fe Springs

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