

11804 WAKEMAN STREET

AVAILABLE FOR SALE / LEASE
Santa Fe Springs, CA



±56,577 SF NEWLY RENOVATED BUILDING

PROPERTY HIGHLIGHTS

- » Free standing industrial building
- » Nearby Freeway Access to I-5 & I-605 Freeways
- » The building features a paved & secured yard and has been newly renovated with updated landscaping
- » Building features heavy power (3,000 amps service) - Tenant to Verify

-  ±56,577 SF Total Building Area
-  ±7,430 Square Feet of Office Space
-  ±5,723 Square Feet of Bonus Office & Mezzanine Space
-  4 DH Loading Positions (8 possible)
5 GL Loading Doors
-  23-27' Clear Height

CASEY MUNGO

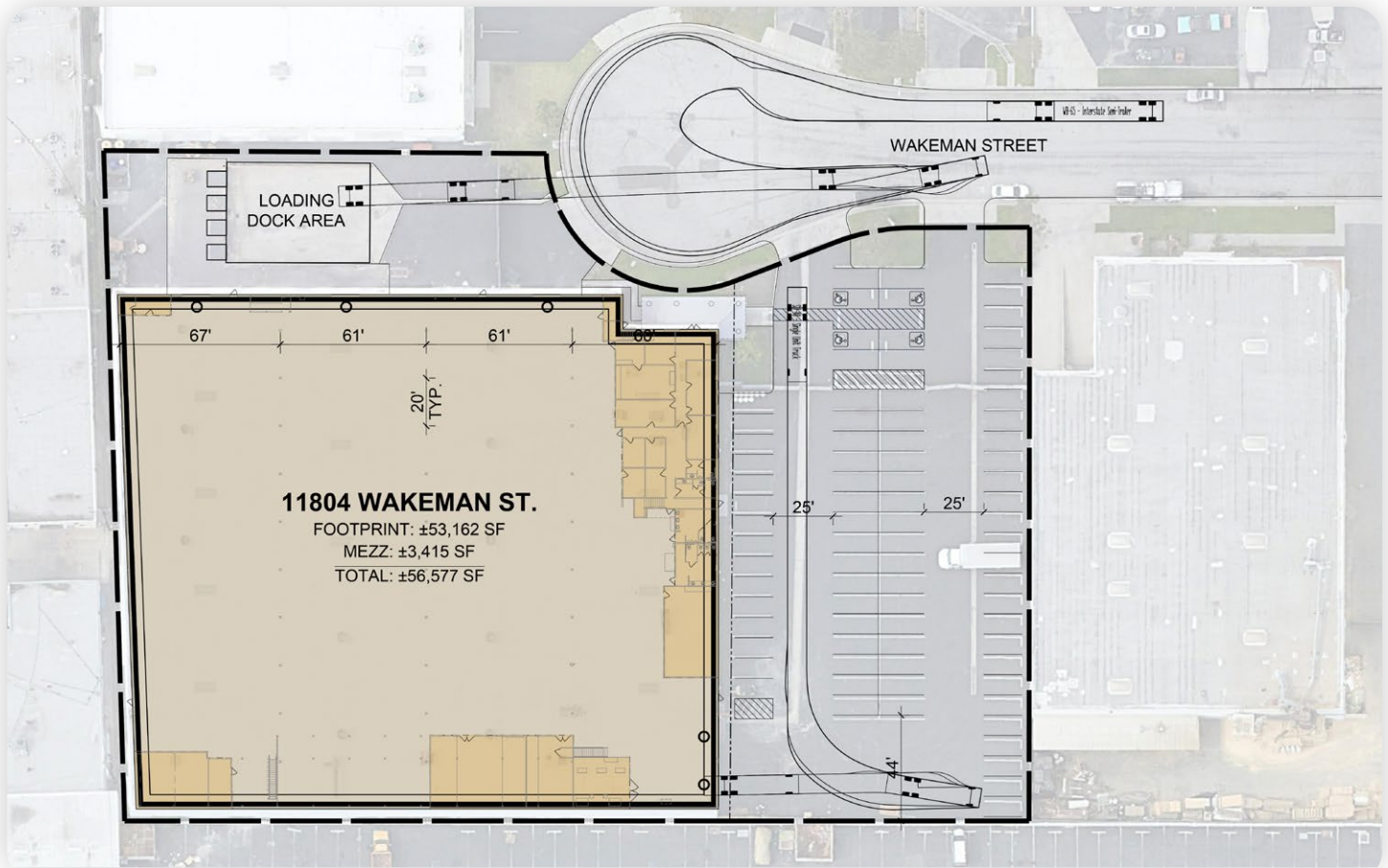
C: (562) 260-9197
O: (562) 207-3307
casey.mungo@daumcommercial.com
CalDre #: 01490279

NATE ORTEGA

C: (562) 544-8258
O: (562) 207-3307
nate.ortega@daumcommercial.com
CalDre #: 01989242



PROPERTY FEATURES



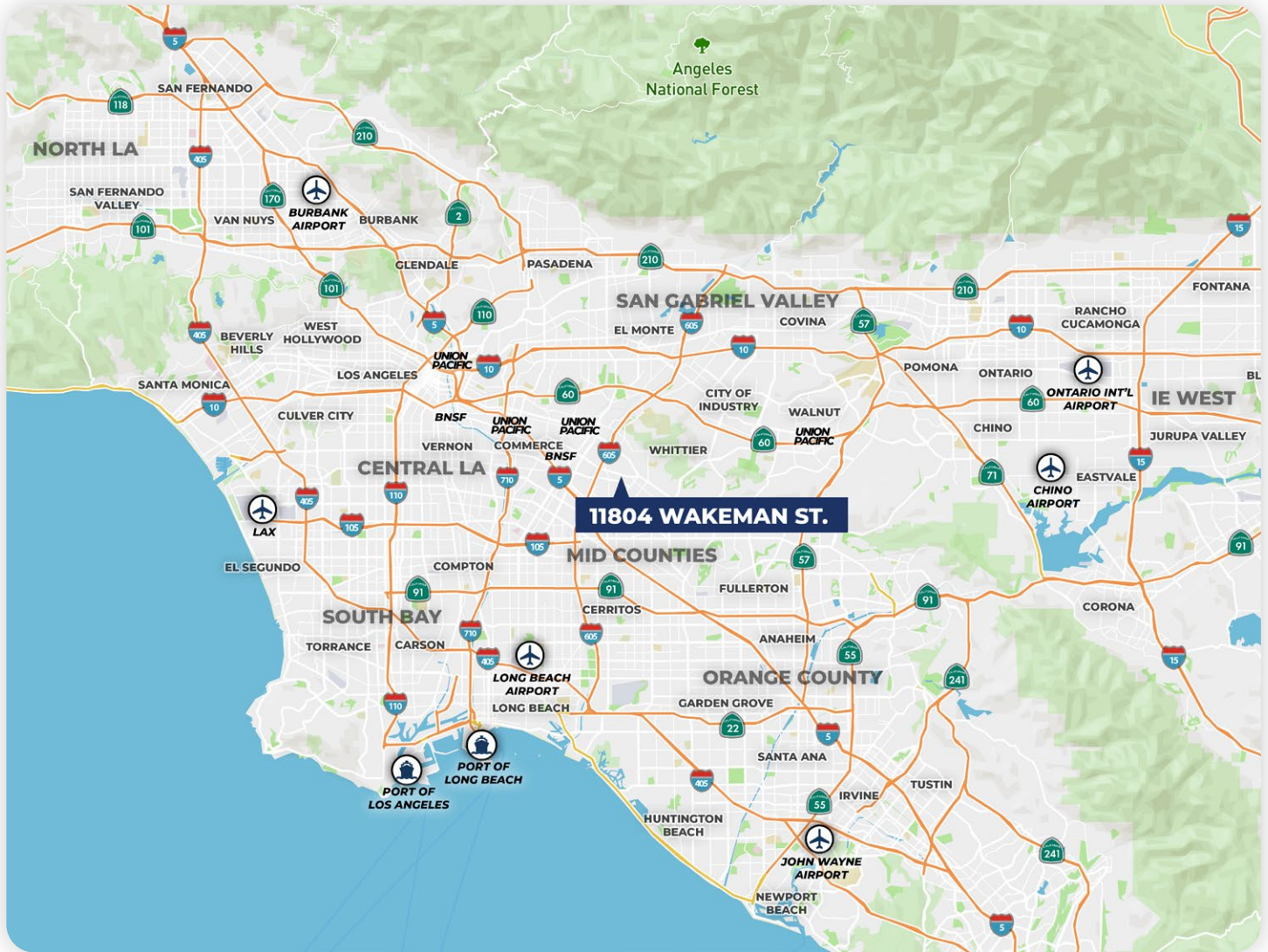
BUILDING SPECIFICATIONS

Building Size:	±53,163 SF Footprint ±3,415 SF Mezzanine ±56,577 SF Total Building Size	Electrical Service:	Heavy Power 3000 amps, 277/480 V, 3 phase, 4 W - Tenant to verify
Land Area:	2.26 Acres	Energy:	Natural gas service to building
Office Space:	±7,430 SF Office Space ±5,723 SF Bonus Office & Mezz Space (not included in SF)	Dock High Doors:	4 Positions (expansion to 8 possible)
Clear Height:	23' to 27'	Grade Level Doors:	5
Parking:	82 Stalls	Highlights:	Newly renovated building with updated landscaping
Yard:	Large paved / secured yard	Location:	Nearby freeway access to I-5 & I-605 freeways

BULIDING PHOTOS



LOCATION HIGHLIGHTS



TO LONG BEACH
AIRPORT (LGB)

15
MILES



TO JOHN WAYNE
AIRPORT (SNA)

27
MILES



TO LOS ANGELES
INT. AIRPORT (LAX)

24
MILES



TO ONTARIO INT'L
AIRPORT (ONT)

34
MILES



TO THE PORTS OF
LOS ANGELES AND
LONG BEACH

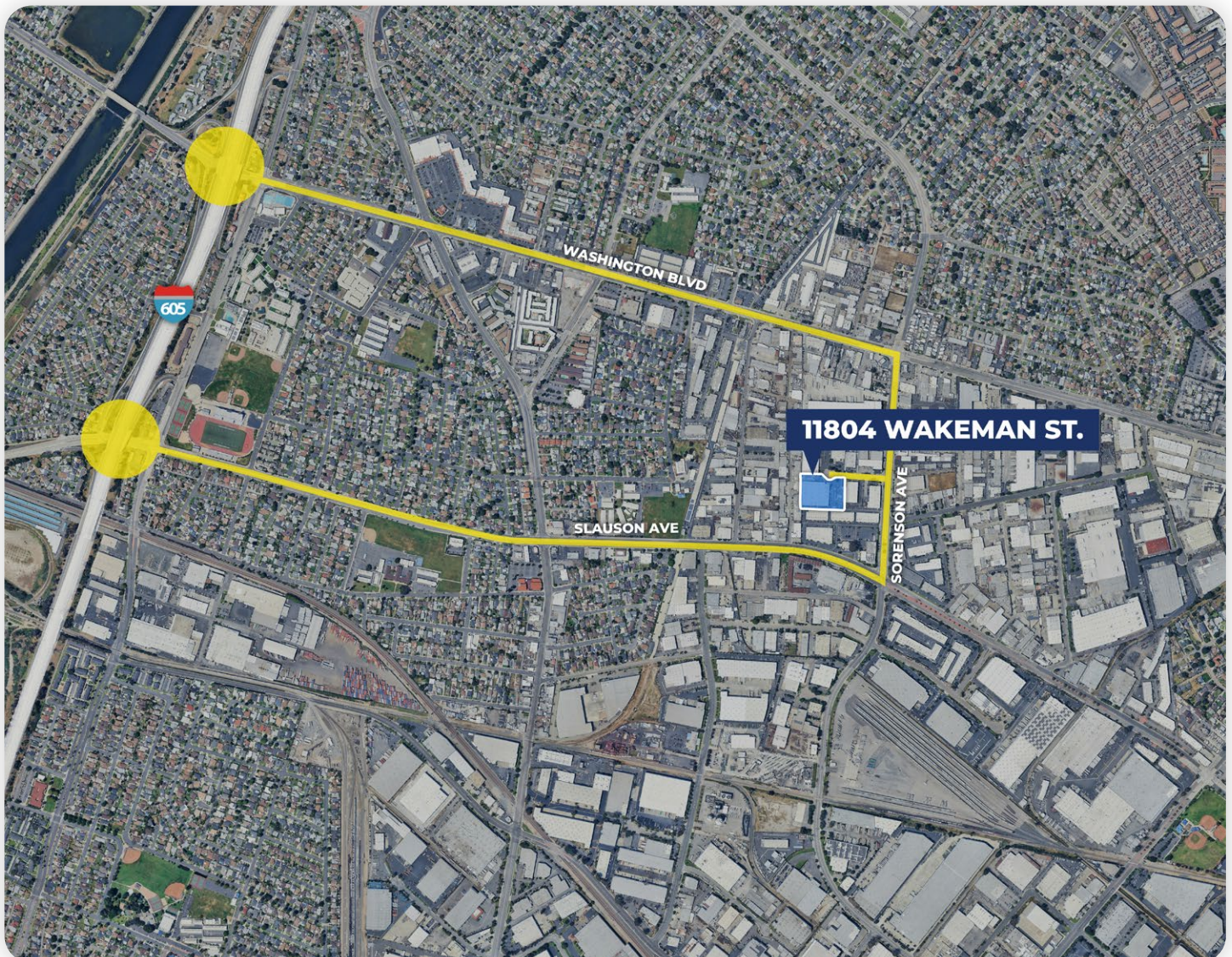
25
MILES

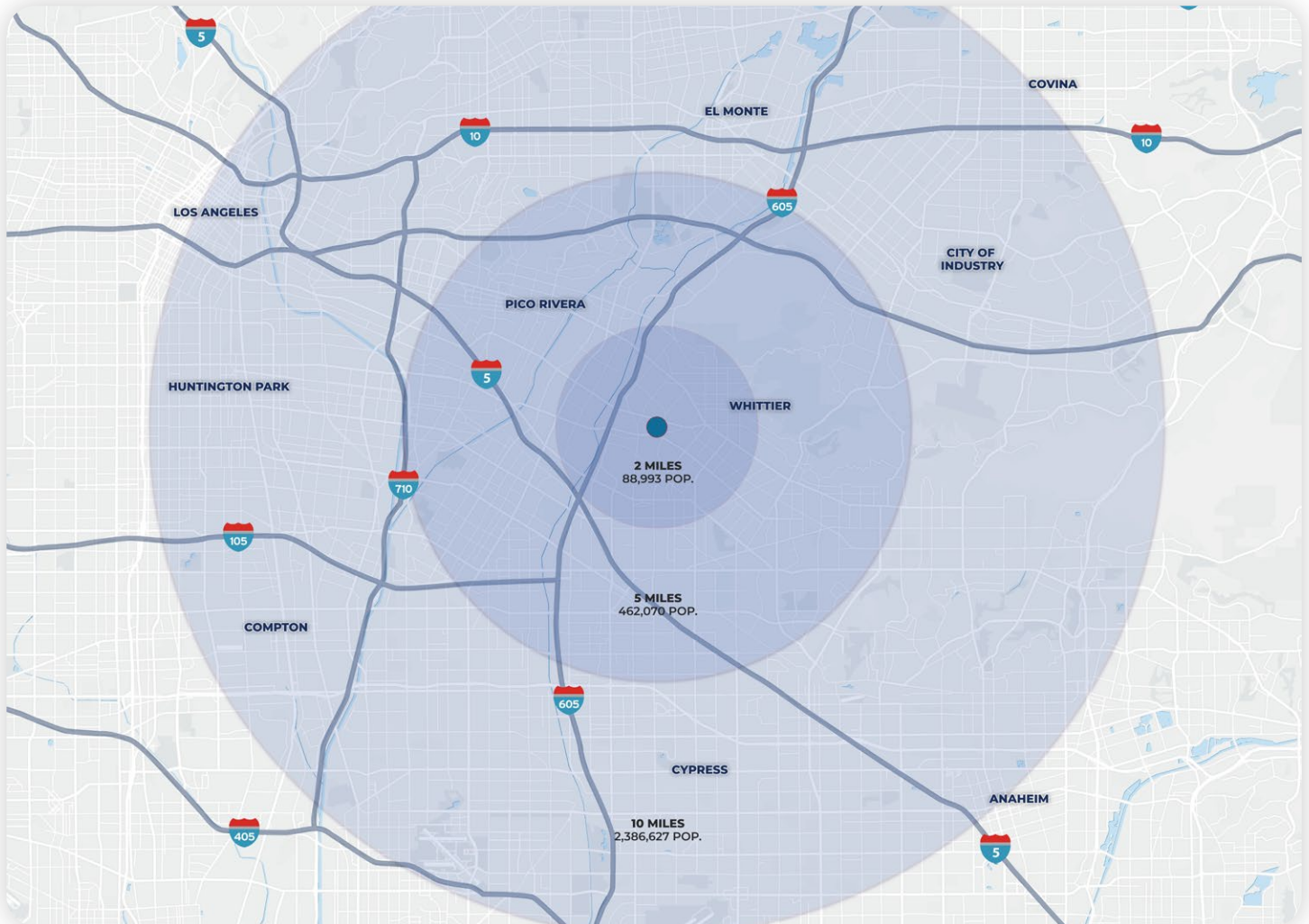
IMMEDIATE FREEWAY ACCESS

The project features direct access to the I-605 freeway, and is minutes away from the I-5 freeway providing phenomenal access to the access to major freeways, ports, airports and to the strong labor pool of Los Angeles and Inland Empire.

AREA AMENITIES

The project features an amenity rich location, including blue chip corporate neighbors, plus ample access to restaurants, retail, health facilities and entertainment.





LOCAL DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2025 Population	88,893	462,070	2,386,627
Median Age	39.1	39.3	39
Bachelor Degree or Higher	16%	21%	21%
U.S. Armed Forces	19	318	1,269

Demographics provided by CoStar

ABOUT THE OWNER



40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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