



15500 PHOEBE AVE
LA MIRADA, CA

Property Highlights

- ±203,510 Sq. Ft. Freestanding Bldg
- ±8,752 Sq. Ft. Office Area
 - Main/Executive Offices Built in 2015
 - Shipping and Receiving Offices
 - Two Breakrooms
- 31 Dock High Loading Positions
 - 7 Rail Doors Being Used for DH Loading
 - 15 Pit Levelers & 13 EOD Levelers
 - Docks on 3 Sides of the Building
- 2 Ground Level Doors
- 24' Min Ceiling Clearance
- Large Private Fenced Yard
 - Wrought Iron Fencing
- 800 Amps, 277/480 Volts, 3 Phase
- Drive Around Access
- Rail Service Possible
- 120' Concrete Truck Apron
- White Ceiling Scrim Foil
- Multiple Large Warehouse Ceiling Fans
- Roof Coating System & Skylights Installed 2023
- Outstanding MidCounties Location
- Excellent 5, 91, 605 & 105 Freeway Access
- 48' x 48' Bay Spacing
- Dock Seals on all Dock High Doors
- .45/3,000 GPM Fire Sprinkler System
- Available July 1, 2026
- \$1.30 per sq. ft. Gross
- ~\$0.0577 per sq. ft. OPEX

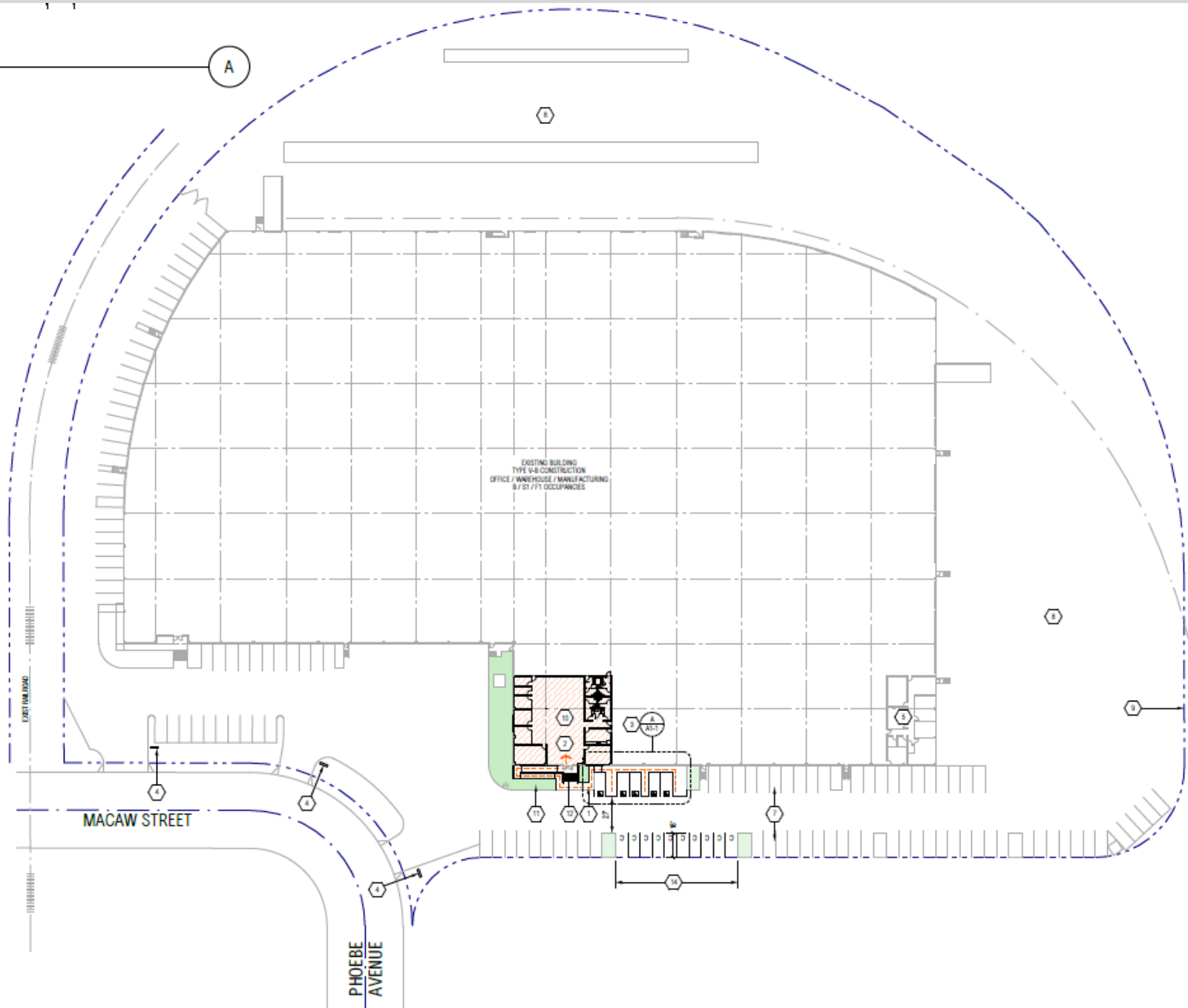


COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

SITE PLAN

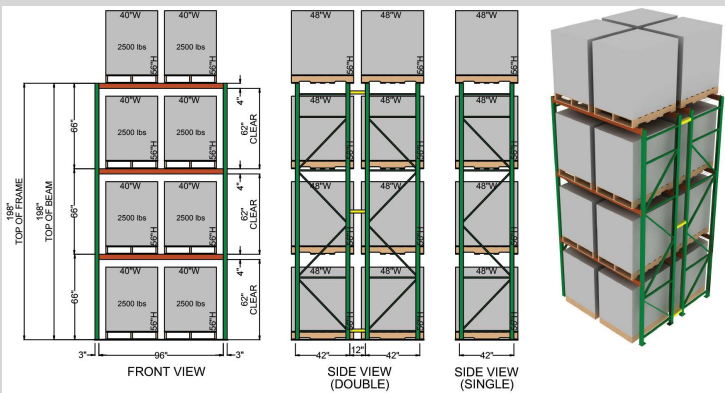
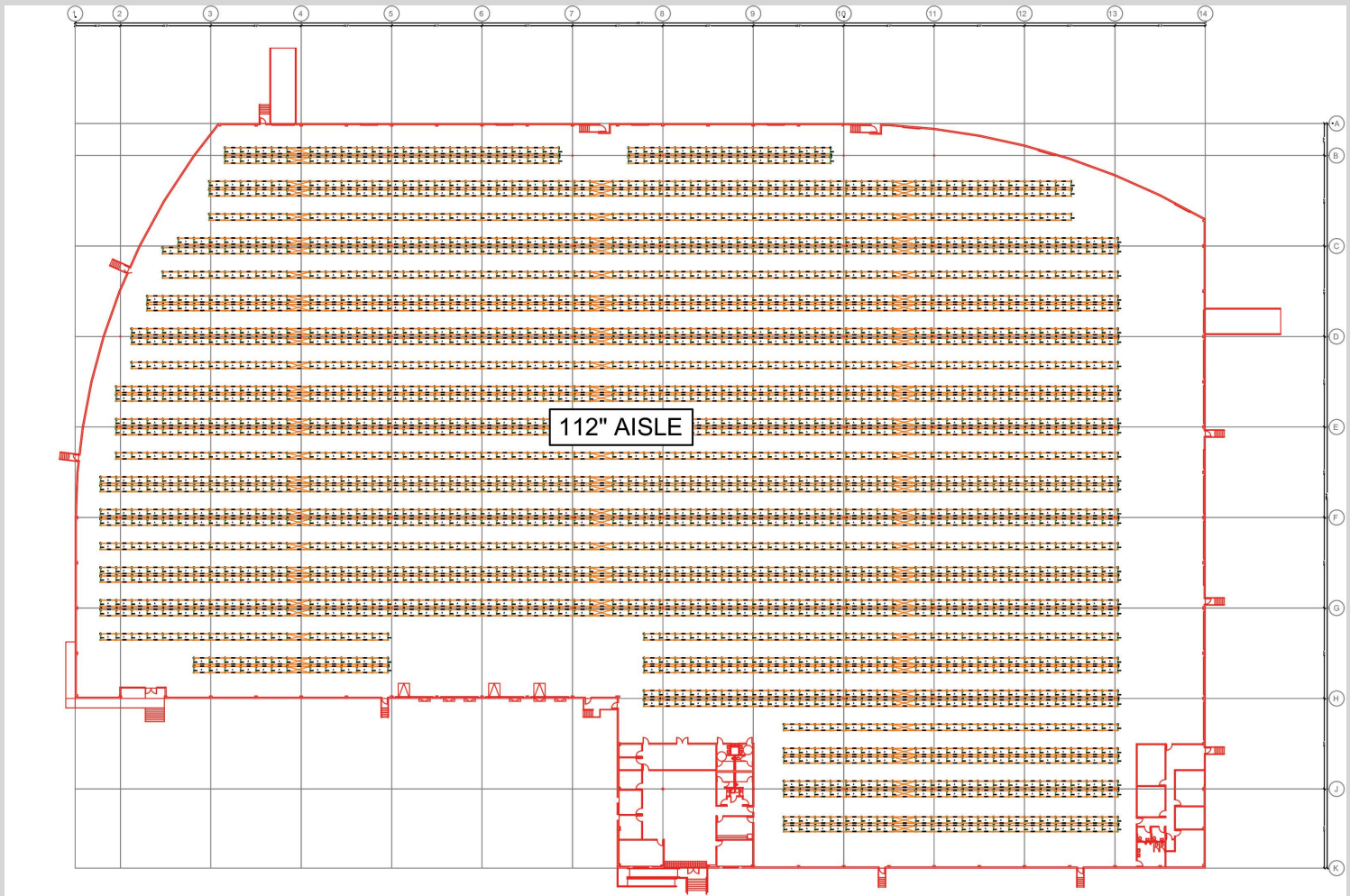


COMMERCIAL BROKERAGE

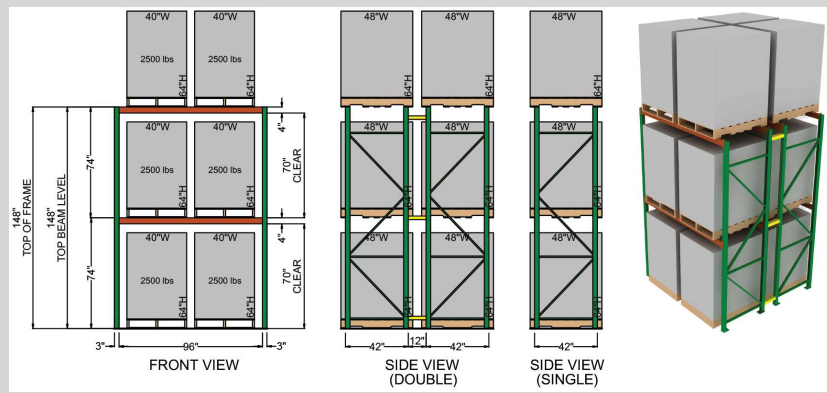
16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

RACKING PLAN



24' Clear Height, 56" Tall Pallets
15,296 Total Pallet Positions



24' Clear Height, 64" Tall Pallets
11,334 Total Pallet Positions

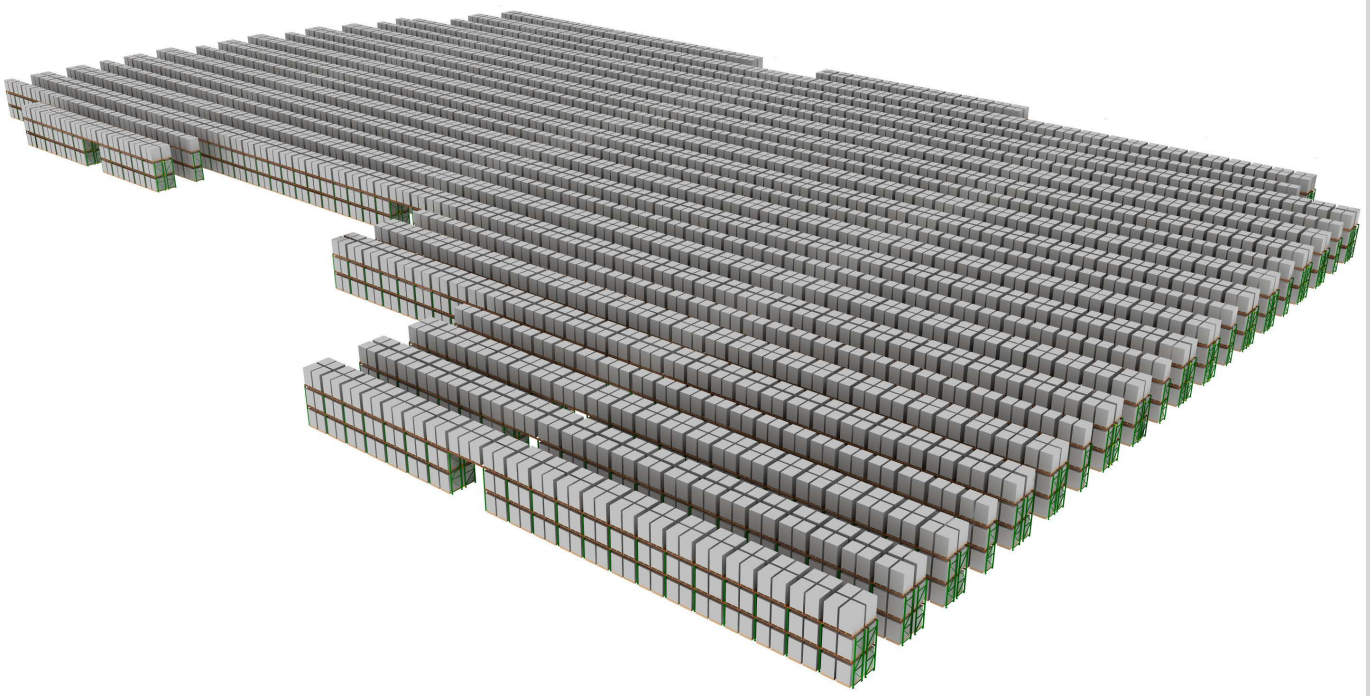
RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

FOR MORE INFORMATION, CONTACT:

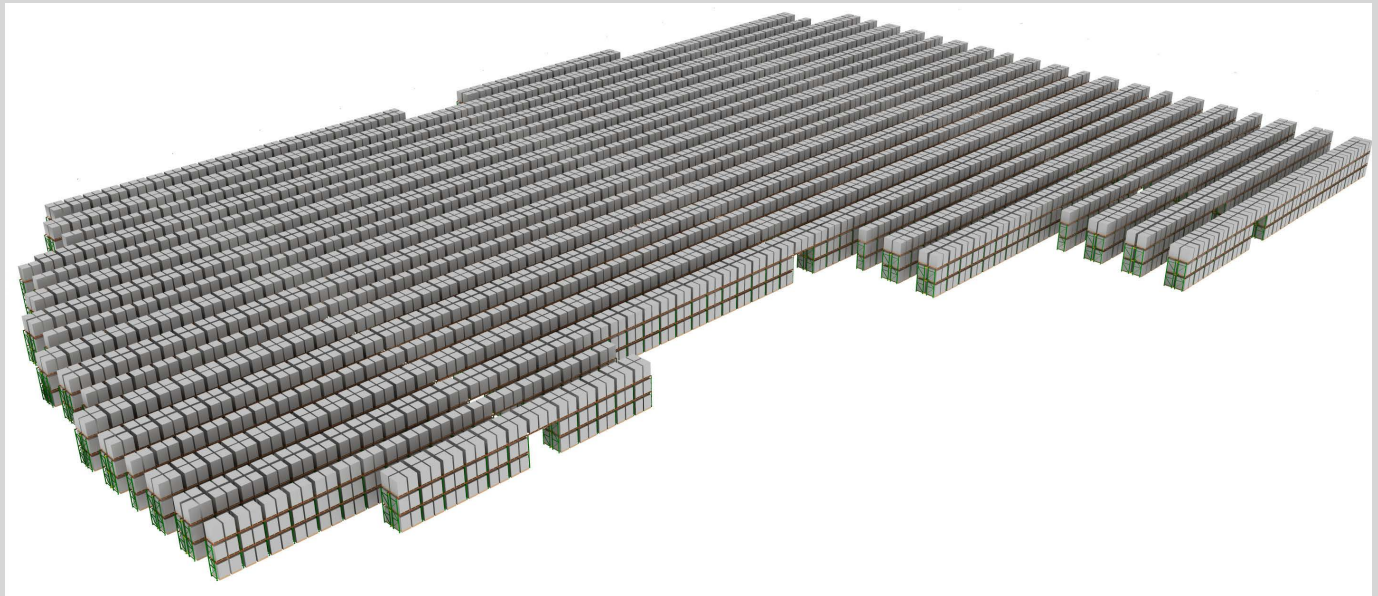
Greg Hanoian
562.447.5891
greg.hanoian@raymondwest.com

DISCLAIMER: No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information.

CONCEPTUAL RACKING FLOOR PLAN



Option 1



Option 2

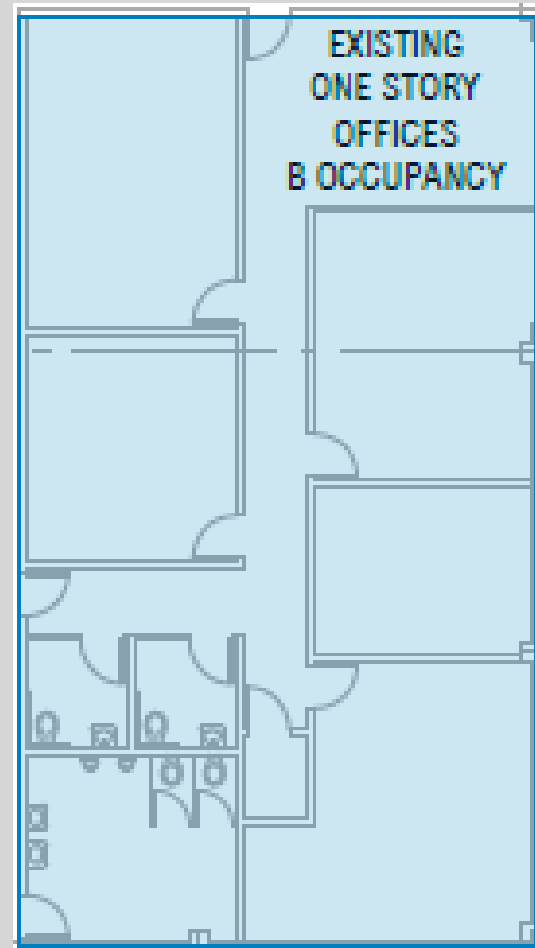
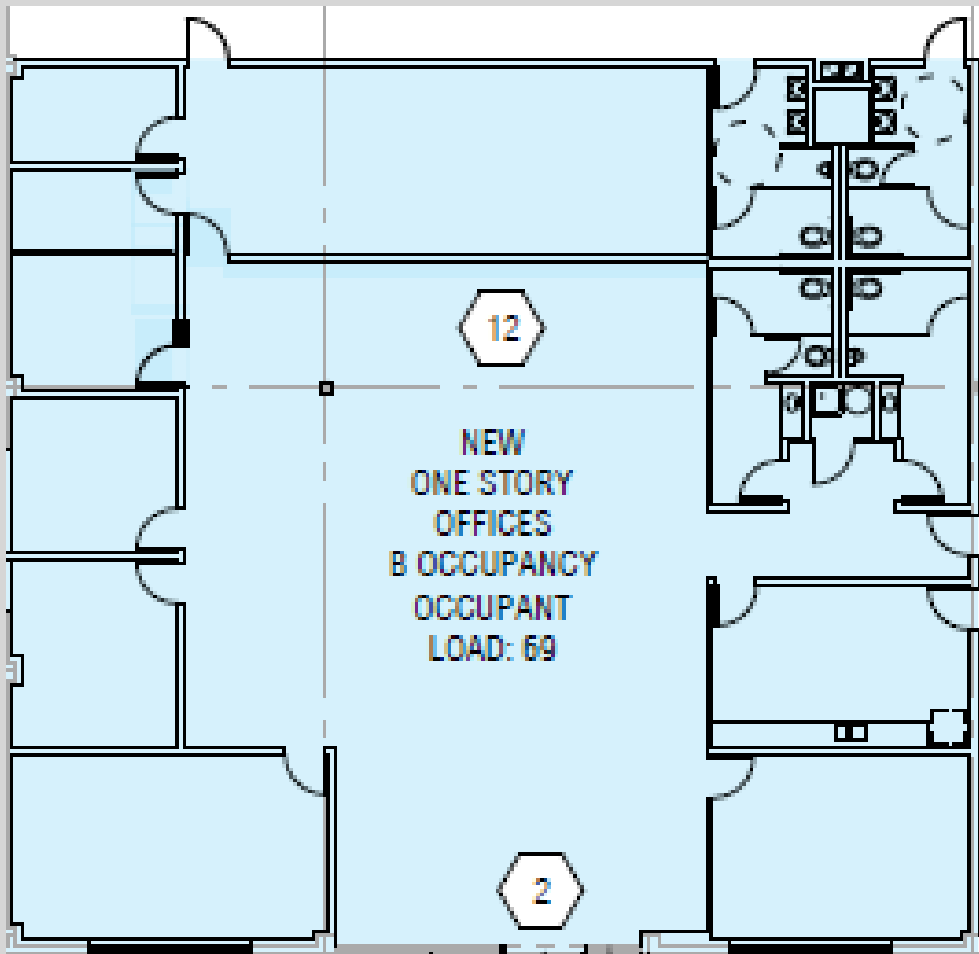
RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

FOR MORE INFORMATION, CONTACT:

Greg Hanoian
562.447.5891
greg.hanoian@raymondwest.com

DISCLAIMER: No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information.

OFFICE FLOOR PLAN



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

KEVIN ROMANO

PRINCIPAL
LIC. 02025562



KEVIN@INCOCOMMERCIALBROKERAGE.COM
(714) 521-0800 X. 2

JOE MAIOLO

PRINCIPAL
LIC. 00330864



JOEMAIOLO38@GMAIL.COM
(714) 521-0800 X. 5



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com