

# FOR LEASE

**±22,293 SF**  
**Industrial Building**  
**Best Value Building on the Market!**

13724 BORATE STREET | SANTA FE SPRINGS | CA



## PROPERTY FEATURES

- Exceptional Fully Renovated Industrial Building
- ± 1,200 SF Office Space w/ New LED Lighting and Flooring
- Large Concrete Yard/Parking Area w/ Wrought Iron Gate
- One (1) 18'x10' Dock High Loading Door with Edge of Dock Leveler and One (1) 18'x14' Ground Level Loading Door
- 400 AMP 277-480 Volt 3 Phase 4 Wire Distributed Power (Verify)
- New Warehouse Scrim Foil and LED Lighting
- .45/2,000 SF Calculated Sprinkler System
- 18' -22' Minimum Warehouse Clearance
- Zoned: M2
- Excellent Access to the   and 
- **Major Renovations Complete, Ready for Immediate Occupancy**



EXCLUSIVELY OFFERED BY:

**Voit**  
REAL ESTATE SERVICES

**CARGILE**  
COMMERCIAL GROUP



**LOREN CARGILE**  
Vice President | Partner  
License #01431329

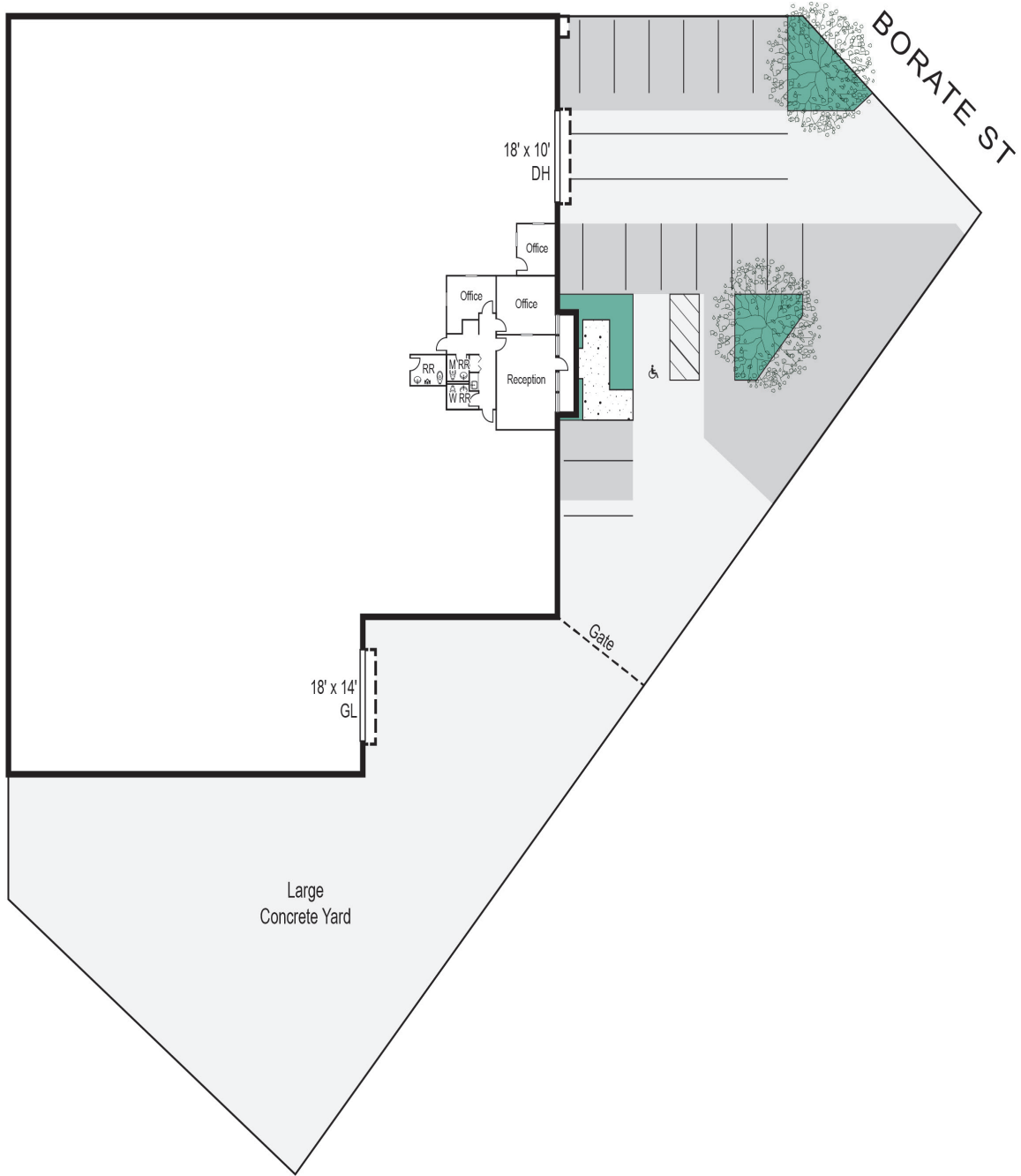
**(949) 307-2245**  
LCargile@voitco.com



**MIKE CARGILE**  
Senior VP | Partner  
License #00491668

**(949) 263-5338**  
MCargile@voitco.com

SITE PLAN



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INTERIOR PHOTOS



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AERIAL



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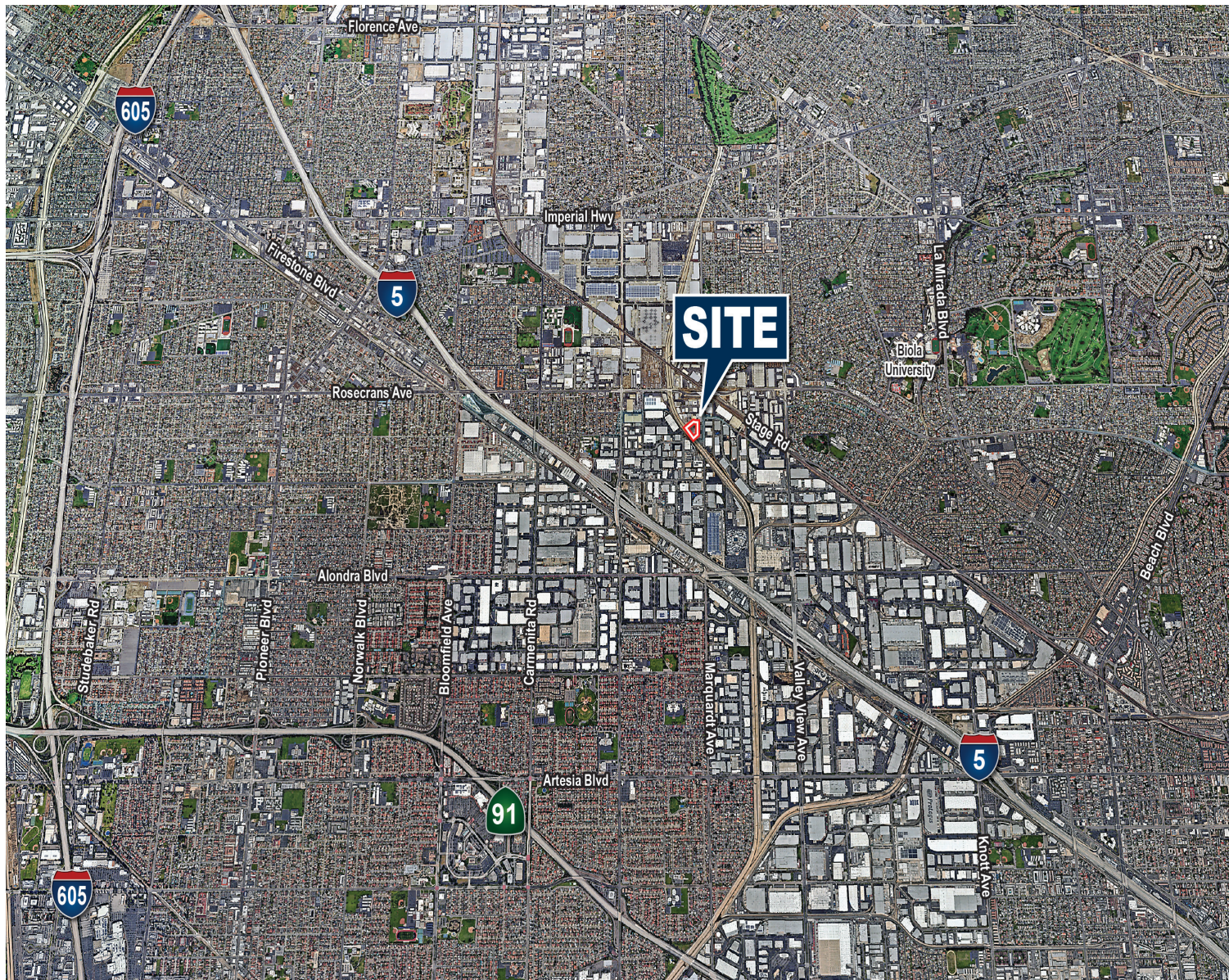
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LOCATION AERIAL



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