



GREENLEAF BUSINESS CENTER 9883 GREENLEAF AVENUE

SANTA FE SPRINGS | CALIFORNIA

FOR LEASE

212,500 SF

25.3 +/- ACRES

www.GreenleafBusinessCenter.com

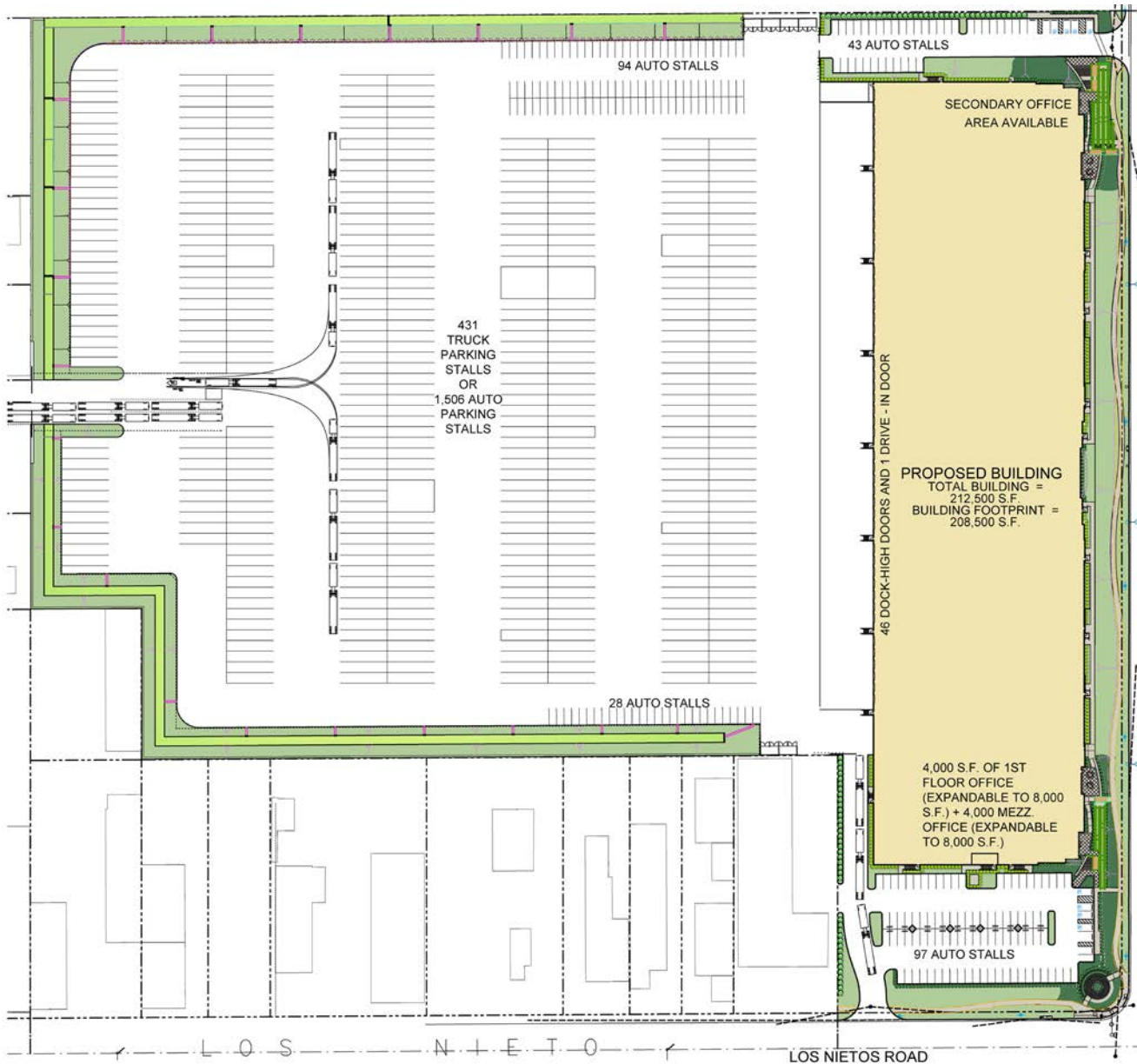


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TRAILER PARKING SITE PLAN




212,500 SF

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

8 ACCESS POINTS
TO 5 / 605 FREEWAYS
WITHIN 5 MILES

BUILDING HIGHLIGHTS



Class "A"
Brand New Construction



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



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



46 Dock High Positions
1 Ground Level Dock Door



Large Fenced &
Secured Yard



32'
Clearance



ESFR
Sprinklers



2000 Amp Service
(4000 Amp Pull Section)



Direct Access to (5) &
(605) Freeways



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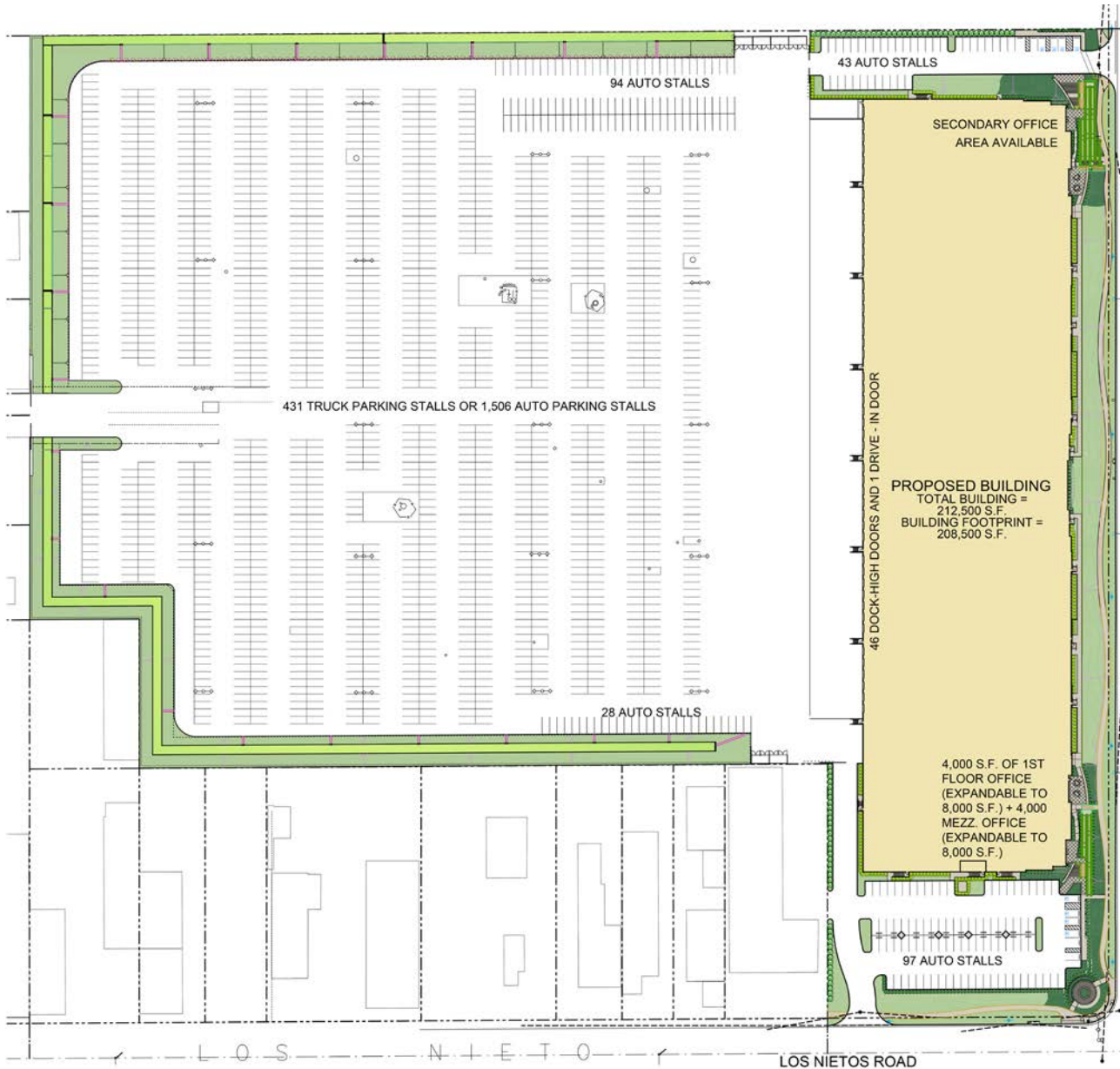


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CAR PARKING SITE PLAN




212,500 SF

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

8 ACCESS POINTS
TO 5 / 605 FREEWAYS
WITHIN 5 MILES

BUILDING HIGHLIGHTS



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*MILEAGE ESTIMATED USING GOOGLE MAPS

Direct Access to Over 16M People Within 50 Miles

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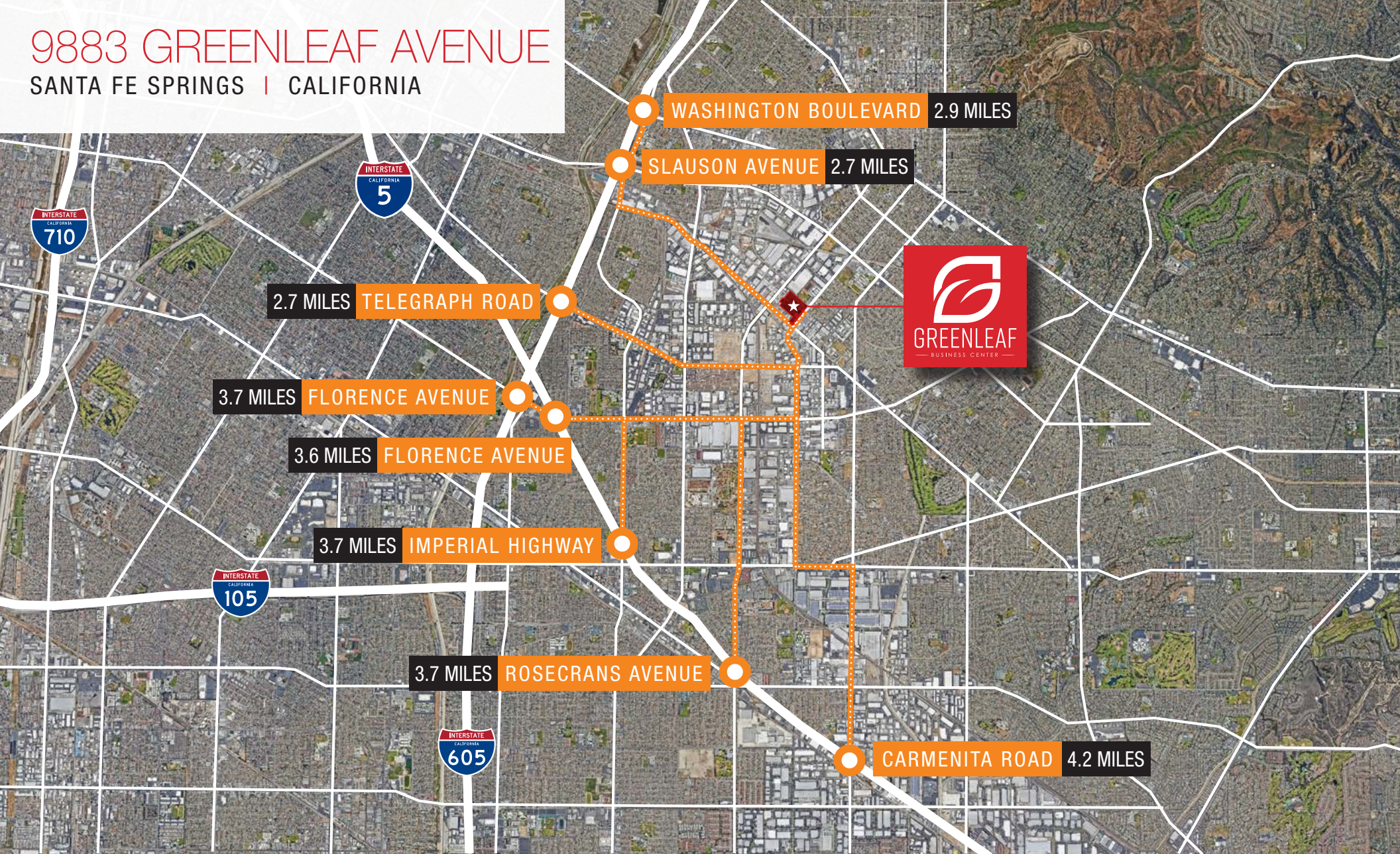
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BUILDING SPECIFICATIONS SUMMARY

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



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