



# GOLDEN SPRINGS BUSINESS CENTER

13116 Imperial Hwy | Santa Fe Springs, CA



LEFFINGWELL AVENUE

12991 Leffingwell Avenue  
**82,080 SF Available for Lease**

**BUILDING D**






THE  
ORDEN  
COMPANY



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

# Building Specifications

-  **±82,080 SF Available** (P.O.L ±296,583 SF Building)
-  1 Grade Level Loading Door via Ramp
-  40 Auto Parking Stalls
-  ±3,910 SF of office space  
±191 SF shipping office
-  173' Secured Concrete Truck Court
-  400 Amps, 277/480 Volt, 3 Phase Power (Expandable)
-  32' clearance height
-  12 Trailer Parking Stalls in Private Fenced Yard
-  50' x 54' typical bay spacing
-  ESFR Sprinkler System
-  T-5 Warehouse Lighting
-  **10 - 9' x 10' Dock Doors w/ Hydraulic Pit Levelers**
-  1 mi to I-5 Freeway within Golden Springs Business Park



 \* All building, site and parking areas are approximate and to be verified.

# Park Highlights



## Park Features

- Low operating expenses
- Proposition 13 tax protection
- 24-hour security patrol services
- Long-term, stable ownership and on-site property management
- On-site Facility and Property Management to immediately address tenants needs
- Attractive landscaping, greenbelts and artwork create a desirable business environment



## Location

- Superb infill logistics location
- 22 miles from Ports of Los Angeles and Long Beach
- Direct access to the 5, 91, 605, and 105 freeways
- Strategic location for e-commerce with 15 million residents within a 1-hour drive
- Access to large, diverse labor pools of Los Angeles and Orange Counties

BUILDING D – 296,583 SF  
Golden Springs Business Park

5 1 MILE

105 4 MILES

605 3 MILES

91 4 MILES



# Prime Access



## Location Highlights



**1 mile**  
to I-5 Freeway Access



**22 miles**  
to Los Angeles  
International Airport



**23 miles**  
to Ports of Los Angeles  
and Long Beach



**12 miles**  
to Long Beach  
Airport



**23 miles**  
to John Wayne  
Airport



**33 miles**  
to Ontario International  
Airport



**GOLDEN  
SPRINGS**  
BUSINESS CENTER

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Visit [Golden-Springs.com](http://Golden-Springs.com)



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THE  
**ORDEN**  
COMPANY

Golden Springs Business Center is  
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