



GOLDEN SPRINGS BUSINESS CENTER

13116 Imperial Hwy | Santa Fe Springs, CA

Class A

284 Acre Industrial Park



THE
ORDEN
COMPANY



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

Park Highlights



Park Features

- 284-acre Class A master-planned business park
- 32' to 40' minimum warehouse clearance
- Large private secured concrete yard areas
- ESFR sprinkler system
- Fiber optic cable integrated throughout the entire project
- Separate 20 acre yard for trailer storage



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



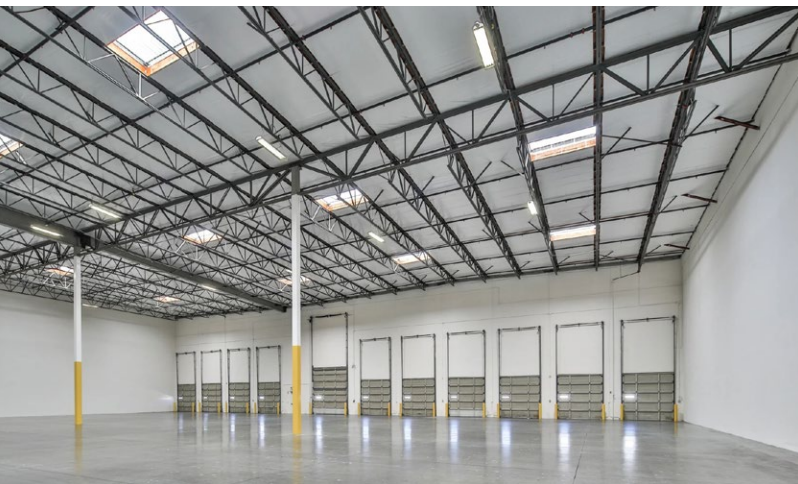
Cost Advantages

- Low operating expenses
- Long-term stable ownership provides Proposition 13 tax protection
- Variety of building sizes allows for tenants to expand within the park
- Substantially lower drayage costs compared to the Inland Empire



Amenities

- 24-hour security patrol services
- Adjacent MetroRail station provides public transit access
- On-site Facility and Property Management to immediately address tenants needs
- On-site retail including restaurants and 24 Hour Fitness
- Attractive landscaping, greenbelts and artwork create a desirable business environment



Site Plan



BUILDING	SQUARE FEET
A1	Onsite Management Office
A2	51,474
B1/B2	Food Court
C	225,945
C1	306,890
D	296,583
D1	211,236
D2	155,484
E	243,367
F	284,099
G	286,985

H	425,563
I	200,068
J	219,759
K	269,986
L	181,331
M	454,826
N	160,247

Q1	103,108
Q2	174,047
R	141,351
S	817,364
Trailer Storage	14,500 on 20.61 AC
Y	184,475
Z	24 Hr Fitness

Prime Access

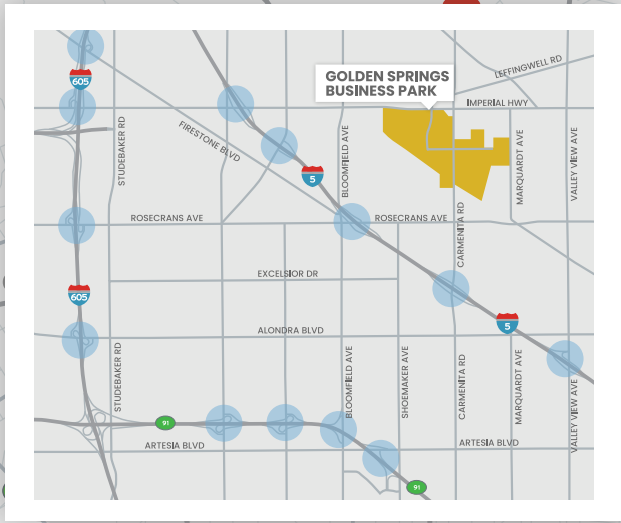
Golden Springs Business Center offers direct on and off-ramp access to the I-5 freeway, providing convenient connections to major transportation corridors.

 **1 MILE**

 **4 MILES**

 **3 MILES**

 **4 MILES**



Drive Times



Park users benefit from incredible access to dense population centers within both a 30-minute and 1-hour drive.

Population Centers

- 30 minutes – Population: **4,623,051**
- 60 minutes – Population: **13,119,861**





**GOLDEN
SPRINGS**
BUSINESS CENTER

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



Luke McDaniel
JLL

RE license #01203625
+1 714 330 2197
luke.mcdaniel@jll.com

Cameron Driscoll
JLL

RE license #1224141
+1 949 885 2976
cameron.driscoll@jll.com

Patrick Wood
JLL

RE license #01776274
+1 909 467 6857
patrick.wood@jll.com



THE
ORDEN
COMPANY

Golden Springs Business Center is
professionally operated & managed by
The Orden Company.

Greg Woolway

Chief Operating Officer

+1 562 689 5425
gwoolway@ordencompany.com

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.