

11828 Greenstone Ave #11828

Santa Fe Springs, CA 90670

Industrial
For Lease
Leasing Brochure



MATTHEWS™

Exclusively Listed By



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MATTHEWS™



\$1.40
Lease Rate

±2,000 SF
GLA (±650 SF Office)

1970
Year Built

1
Drive Ins

M2
Zoning

15'
Clear Height

5
Parking Stalls

\$1.40
CVG Ratio





COAST ALUMINUM

ELECTRICAL CONTRACTORS, INC.

Kelly Spicers **CHL PACKAGING**
 Celebrating 90 Years A California Hi-Lites, Inc. Company, Est. 1967

IRON MOUNTAIN **McMASTER-CARR**
novolex **WESTERN CORRUGATED DESIGN**

MCKESSON

FASHION NOVA **FedEx**
 Distribution Center Ground

Goodman **CB2** **HARBOR**

TwinMed **XPO**

Wismetac
 Wismetac Asian Foods, Inc.

PRIME SOURCE **LIONEXT**
 BUILDING PRODUCTS, INC. WAY TO THE BONDED WAREHOUSE AND TRUCK

STG Logistics **NELSON & ASSOCIATES**

CAPTEK Boigel International
 ENCAPSULATING QUALITY

ups **SONOCO**

IRON MOUNTAIN **amazon**

TSP TOP STREET PERFORMANCE

crocs **MINER**
 DOCKS, DOORS AND MORE.

UNFI BETTER FOOD. BETTER FUTURE. **50** Years of Better **SUPERIOR**
 POOL PRODUCTS LLC

FARO **Wilsonart**
 ENGINEERED SURFACES

Subject Property

±288,500 VPD

Rosecrans Ave ± 20,700 VPD

±192,000 VPD

Carmenia Rd ±27,200 VPD

Imperial Hwy ± 38,700 VPD

La Mirada Blvd ± 22,600 VPD

PROPERTY HIGHLIGHTS

Property Highlights

- **Efficient ±2,000 SF Industrial Unit** – Functional small-bay industrial space featuring approximately **±650 SF of dedicated office** with the balance configured for warehouse operations.
- **Competitive Lease Rate** – Available at **\$1.40 PSF (Gross)**, offering an attractive occupancy opportunity within the Santa Fe Springs industrial market.
- **Functional Warehouse Configuration** – Equipped with **one (1) ground-level drive-in door** and **15-foot clear height**, providing efficient loading and warehouse usability for a variety of industrial users.
- **Office-Ready Layout** – Includes **one (1) restroom** and a built-out office component, allowing tenants to occupy with minimal upfront improvements.
- **Industrial M2 Zoning** – Zoned **M2**, supporting a broad range of manufacturing, warehouse, distribution, and industrial uses, subject to local regulations.
- **Dedicated On-Site Parking** – Includes **five (5) assigned parking stalls** to accommodate employees and visitors.
- **Established Industrial Asset** – Situated within a **1970-built** multi-tenant industrial building in one of Southern California's premier infill industrial submarkets.
- **Ideal for Small-Bay Users** – The efficient footprint is well-suited for light manufacturing, warehousing, distribution, contractor, and service-oriented businesses seeking a central Santa Fe Springs location.



PROPERTY PHOTOS



Santa Fe Springs ,

CA

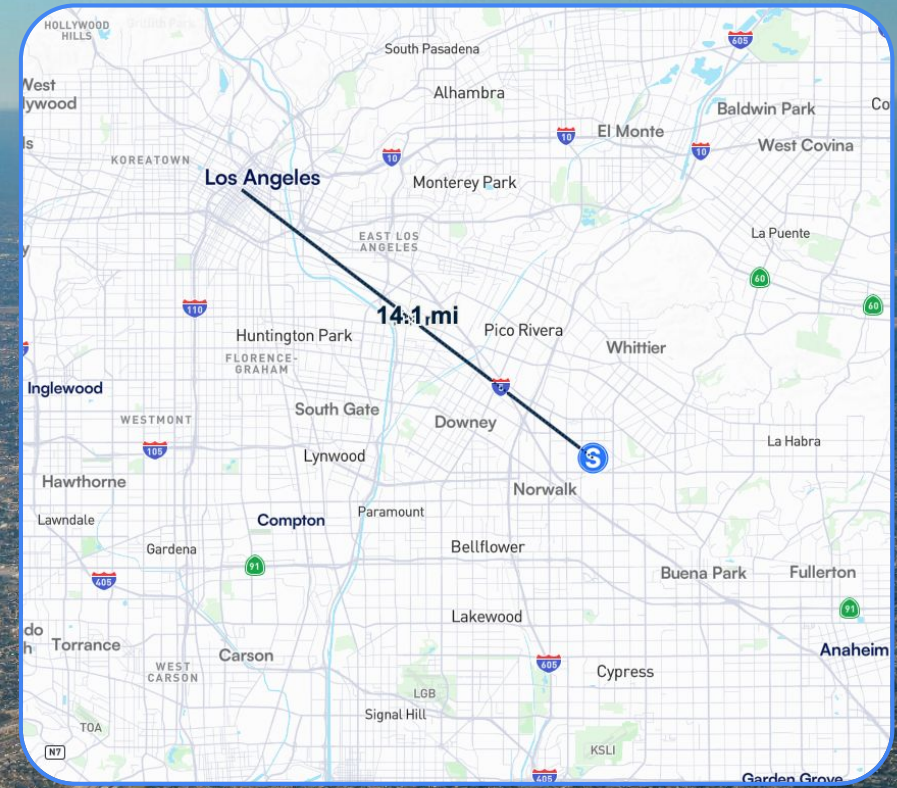
Market Demographics

19,000

Total Population

\$85,000

Median Household Income



Local Market Overview

Santa Fe Springs is one of Southern California’s most established industrial and logistics markets, strategically positioned within the Southeast Los Angeles County industrial corridor. The city benefits from direct access to Interstate 5, Interstate 605, State Route 91, and State Route 60, providing efficient connectivity to the Ports of Los Angeles and Long Beach, downtown Los Angeles, Orange County, and Inland Empire distribution hubs. This central location has made Santa Fe Springs a preferred destination for manufacturing, warehousing, logistics, and last-mile distribution operations seeking proximity to one of the nation’s largest consumer bases.

The surrounding trade area is characterized by a dense labor pool, strong household incomes, and extensive transportation infrastructure. Businesses benefit from access to regional freight networks, nearby rail facilities, and major airports serving both passenger and cargo operations. Industrial demand throughout Southeast Los Angeles County remains supported by limited land availability, high barriers to entry, and continued growth in e-commerce, logistics, and advanced manufacturing. These market fundamentals have contributed to sustained investor interest and long-term occupancy stability, positioning Santa Fe Springs as one of the most sought-after industrial submarkets in Southern California.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,815	189,725	539,568
Current Year Estimate	16,319	198,024	564,172
2020 Census	17,177	206,534	588,335
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,073	55,494	169,964
Current Year Estimate	4,154	57,332	176,008
2020 Census	4,048	57,246	176,683
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,082	\$132,067	\$136,632

LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

#1

Industrial Market in the U.S.

#3 Nationally in Total
Industrial Inventory

Total Population

3,770,958

Annual Visitors

50 Million

Tourism Economic Impact

\$157.3 Billion

GDP

\$1.29+ Trillion



Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

Global Trade Hub

35%

of U.S. Inbound Handled by Ports
of Los Angeles & Long Beach

Port Volume

±8.1M TEUs

Handled in 2025, Supporting
Consistent Import Driven Demand

Last Mile Demand

High

for "Last-Touch" Logistics Facilities
Near Dense Population Centers

Supply Constraints

±1-2%

of Inventory Under Construction
Limited New Supply

Leasing Momentum

±33.3M SF

Leased in 2025
(+11.8% YoY)

Warehouse Jobs

+1.3%

Transportation & Warehouse
Employment YoY

LA Industrial
Major Tenants



LA Industrial Performance

\$961M+

Total Inventory



\$321

Sale Price Per SF

\$17.55

Asking Rent Per SF

3.2M+

SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar



Key Industrial Submarkets

Los Angeles industrial demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

Port-Centric Hub

South Bay

Carson | Torrance | El Segundo



2-4%

Vacancy

Vacancy

Among Lowest in U.S

Closest Submarket to Ports of LA and Long Beach
Some of the **Highest Industrial Rents** in LA County

Core Logistics Hub

San Gabriel Valley

City of Industry | Pomona | Walnut



3-5%

Vacancy

250M+

SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

Commerce Hub

Central Los Angeles

Vernon | Commerce | Downtown LA



2-4%

Vacancy

150M+

SF Industrial Inventory

Critical for Last-Mile Distribution, Food Production, and Cold Storage

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 11808-11830 Greenstone Ave, Santa Fe Springs, CA, 90670 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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