



11600 Los Nietos Road  
Santa Fe Springs, CA 90670  
[www.LosNietosBusinessCenter.com](http://www.LosNietosBusinessCenter.com)



LOS NIETOS  
BUSINESS CENTER



Completely Renovated High Image Industrial Facility Available For Lease

**106,251 SF** CORPORATE HEADQUARTERS INCLUDING  
**7,512 SF** BRAND NEW 2-STORY CREATIVE OFFICES

\*Newly Added Health & Environmental Sustainability Features

**NEWMARK**

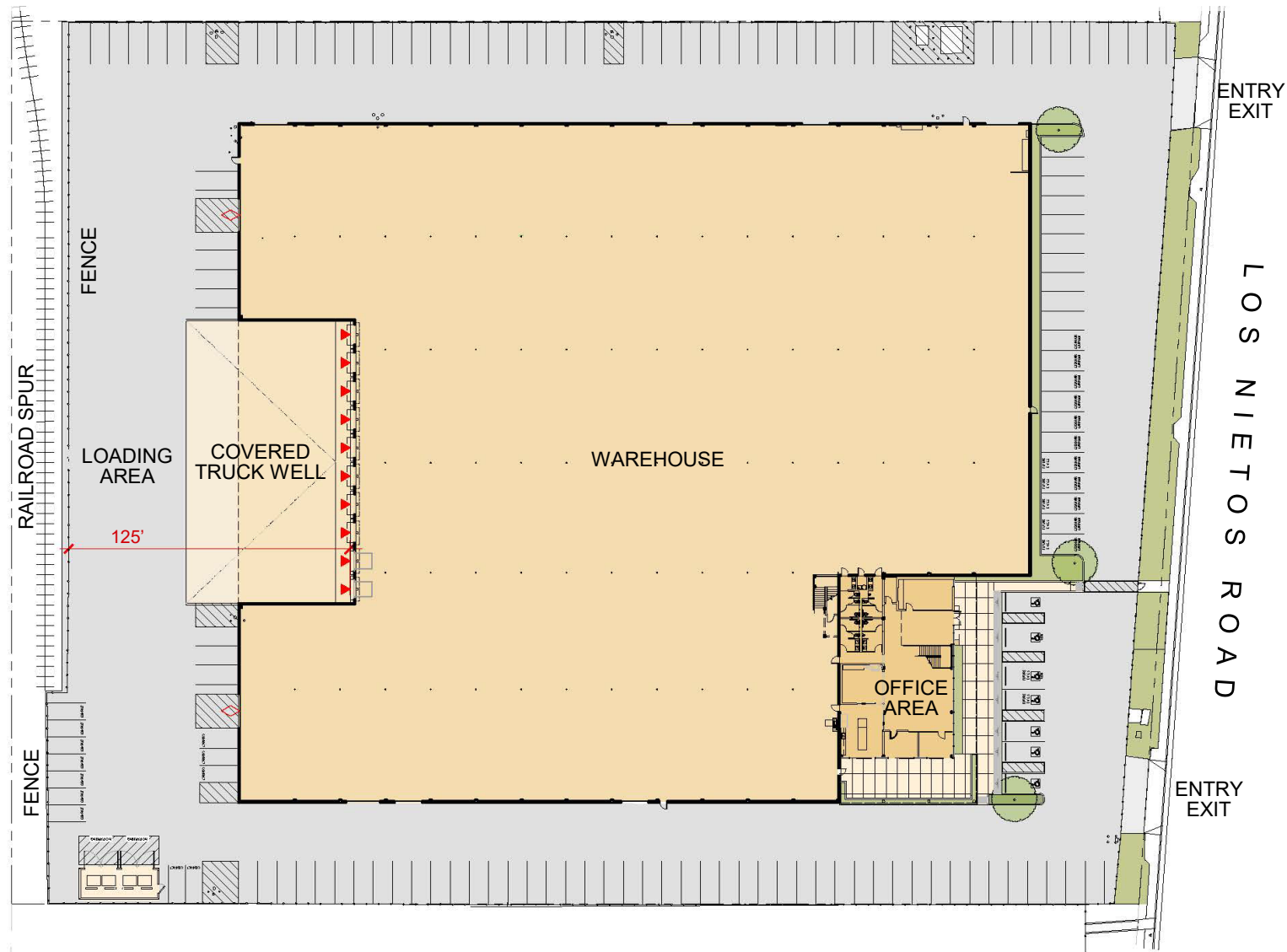


**Rexford  
Industrial**



## Property & Refurbishment Highlights

- Brand NEW 2-story offices – approximately 7,512 SF
- NEW Exterior glass façade with floor to ceiling windows
- 10 NEW dock high loading positions – 2 pit levelers / 8 edge of dock
- 6 ground level doors – NEW doors
- 25' clearance with ESFR sprinklers
- 2500 amps, 277/480 volt, 3 phase
- Fully secured property – NEW wrought iron fencing
- Recoat of roof and NEW skylights
- NEW exterior paint
- 141 parking stalls – 100% concrete yard



## Health & Environmental Sustainability Features

- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Water efficient landscaping
- Outdoor patio for employee breaks & lunches
- All NEW HVAC rooftop units with indoor air quality measures to include:
  - MERV 13 filters are indicated on units
  - Economizers added to the conference rooms
- 7 EV charging ready parking stalls
- NEW storefront system with low solar heat gain

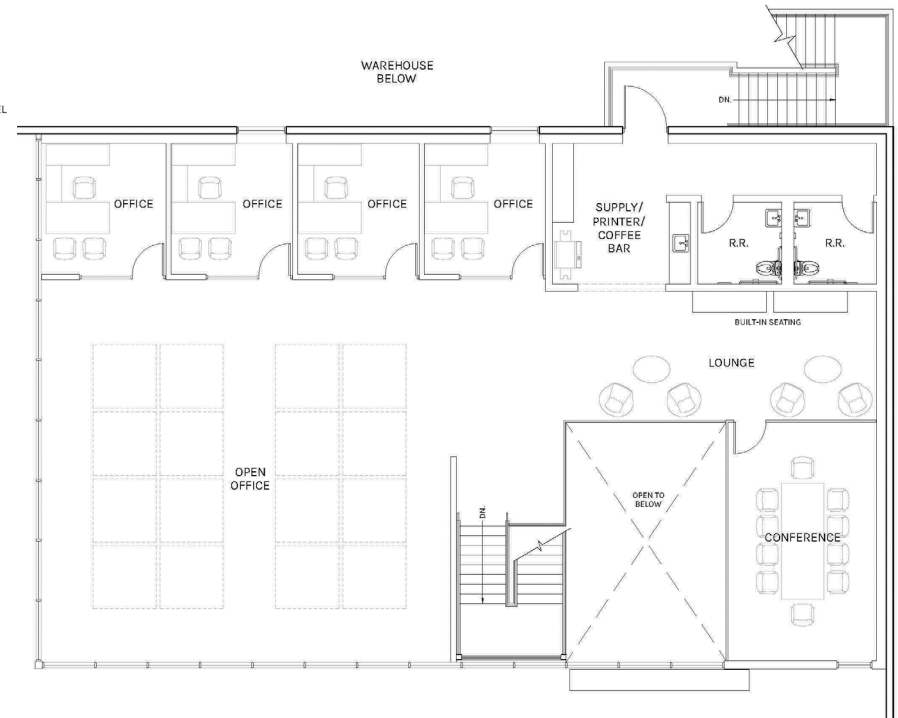
# OFFICE FLOOR PLAN



## GROUND LEVEL OFFICE

3,758 SF

GROUND LEVEL  
OFFICE  
3,758 SF



## MEZZANINE LEVEL OFFICE

3,754 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

# LOCATION

LOS NIETOS BUSINESS CENTER

[www.LosNietosBusinessCenter.com](http://www.LosNietosBusinessCenter.com)



11600 LOS NIETOS ROAD offers a centralized location to service greater LA & OC, the Ports of LA / LB and LAX.



1.2 MILES



2.6 MILES



6.2 MILES



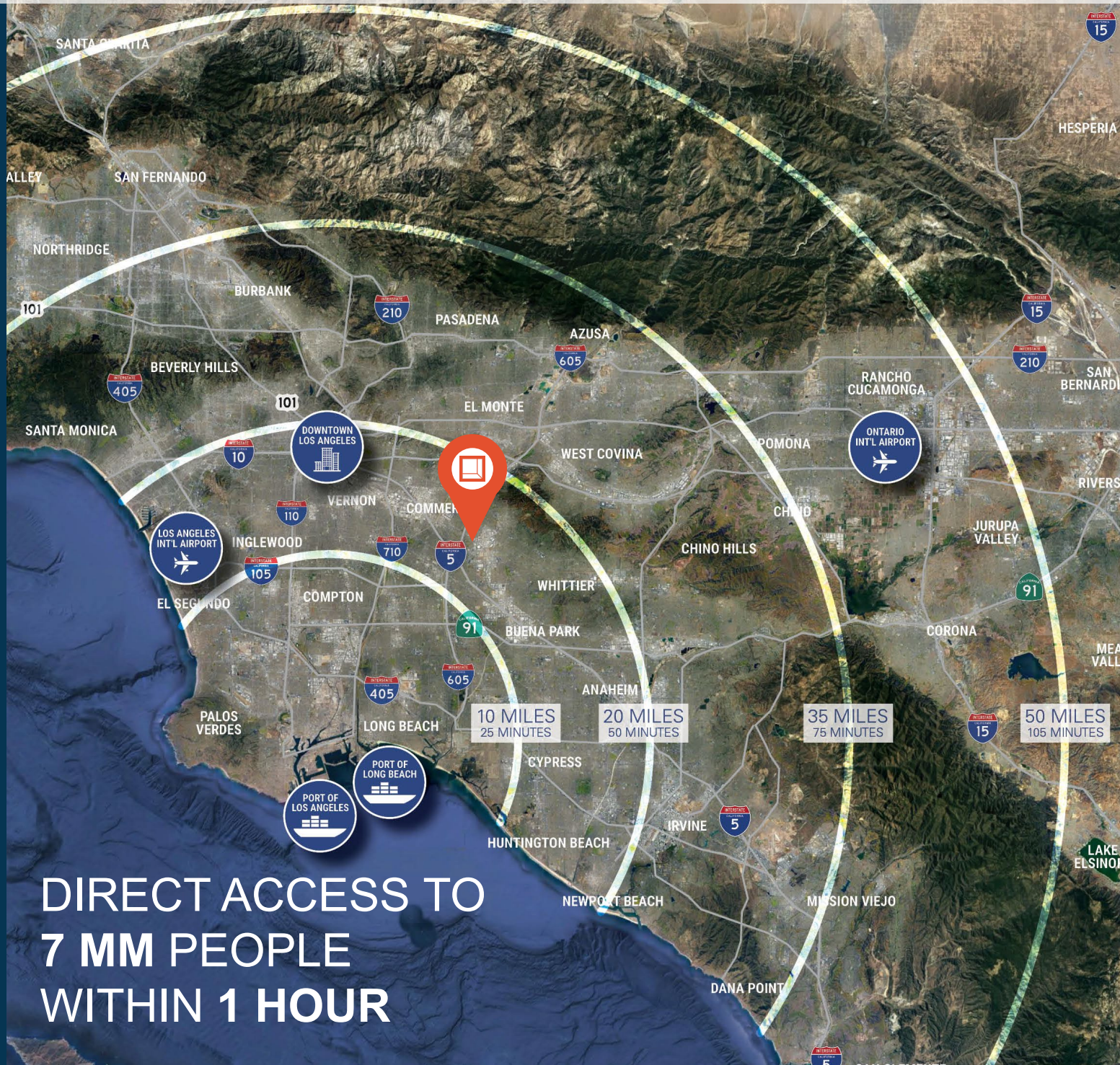
6.5 MILES



22.4 MILES



22.6 MILES



**DIRECT ACCESS TO  
7 MM PEOPLE  
WITHIN 1 HOUR**

# CORPORATE NEIGHBORS

LOS NIETOS BUSINESS CENTER  
[www.LosNietosBusinessCenter.com](http://www.LosNietosBusinessCenter.com)



**MCKESSON**

**TRI-WEST, LTD.**  
*DEDICATED TO SERVICE, QUALITY AND INTEGRITY*

**Galleher**

**TRIANGLE**  
*Distributing Company*

**McMASTER-CARR**

**RAYMOND HANDLING SOLUTIONS**

**GRAINGER**  
*FOR THE ONES WHO GET IT DONE*

**COASTER**

**RIM**  
logistics, Ltd.

**FASHION NOVA**



**Rexford  
Industrial**

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**LOS NIETOS**  
BUSINESS CENTER

## NEWMARK

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