

OFFERING MEMORANDUM - 5.44 Acre Development Opportunity

11829 Shoemaker Avenue, Santa Fe Springs, CA 90670

For more information, contact

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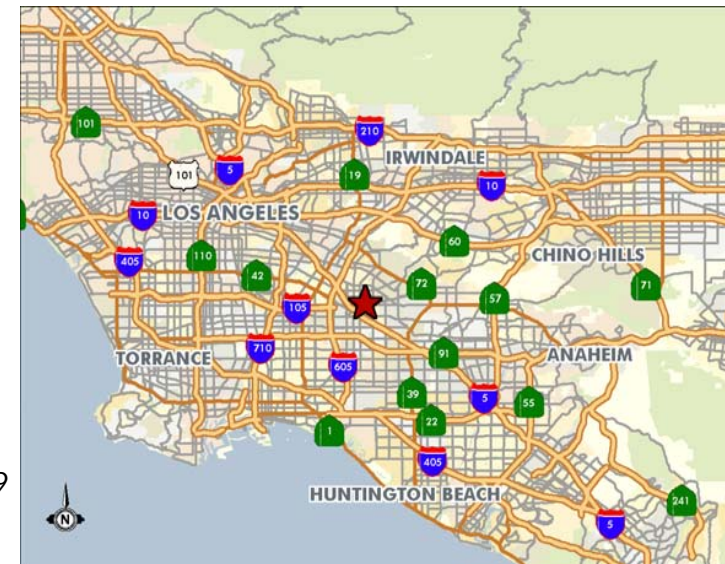
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Project Description

- ❑ 5.44 Acres (237,181) SF land Area
- ❑ Approximate measurements of main site 320 feet by 700-feet
- ❑ Shoemaker Avenue Frontage
- ❑ Site in City of Santa Fe Springs Redevelopment project area
- ❑ Zoned M1 and M2 industrial
- ❑ Limited opportunity for future competitive developments
- ❑ Assessor's Parcel Numbers: 8026-020-81, 8026-020-49, 8026-020-48, 8026-020-38, 8026-020-37, 8026-020-36, 8026-020-24, 8026-020-22, 8026-020-19, 8026-020-18, and 8026-020-09



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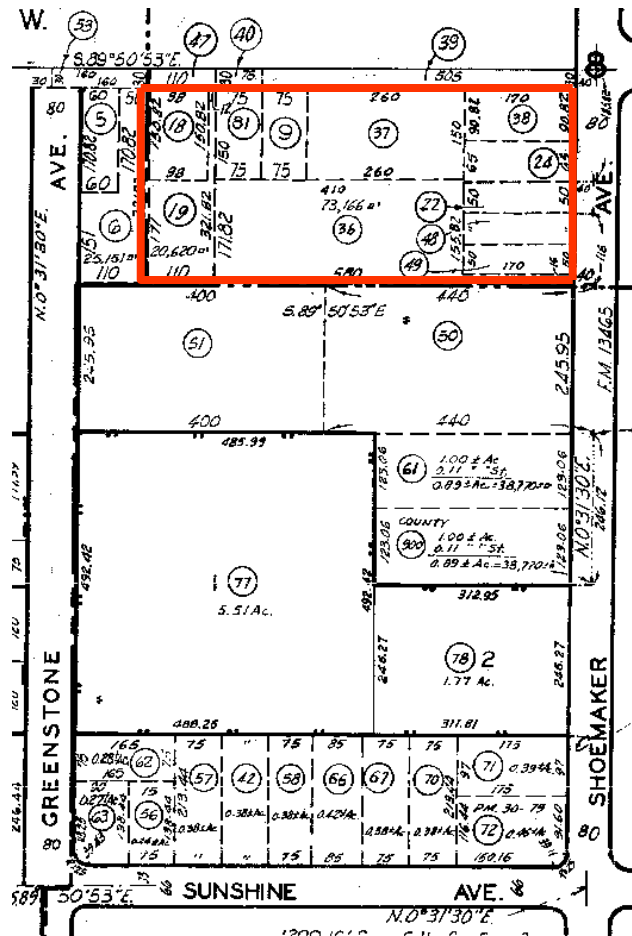
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Overview

The subject site is an excellent development opportunity in one of the most stable industrial markets in the Southern California Region. Santa Fe Springs is centrally located in the Mid-Counties submarket, midway between the center of Los Angeles and Orange County. The site is 1/2 mile north of Imperial Highway and 2 miles east of the Santa Ana (5) freeway.

