



TELEGRAPH POINTE

SANTA FE SPRINGS | CALIFORNIA



Available for lease **NEW**
INDUSTRIAL BUILDING

TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD

NEWMARK



CENTRIS™



PROJECT HIGHLIGHTS

Building 1 – 12451 Telegraph Road – **78,417 SF**

Building 2 – 12551 Telegraph Road – **58,463 SF**

Building 3 – 10251 Santa Fe Springs Road – **121,124 SF**

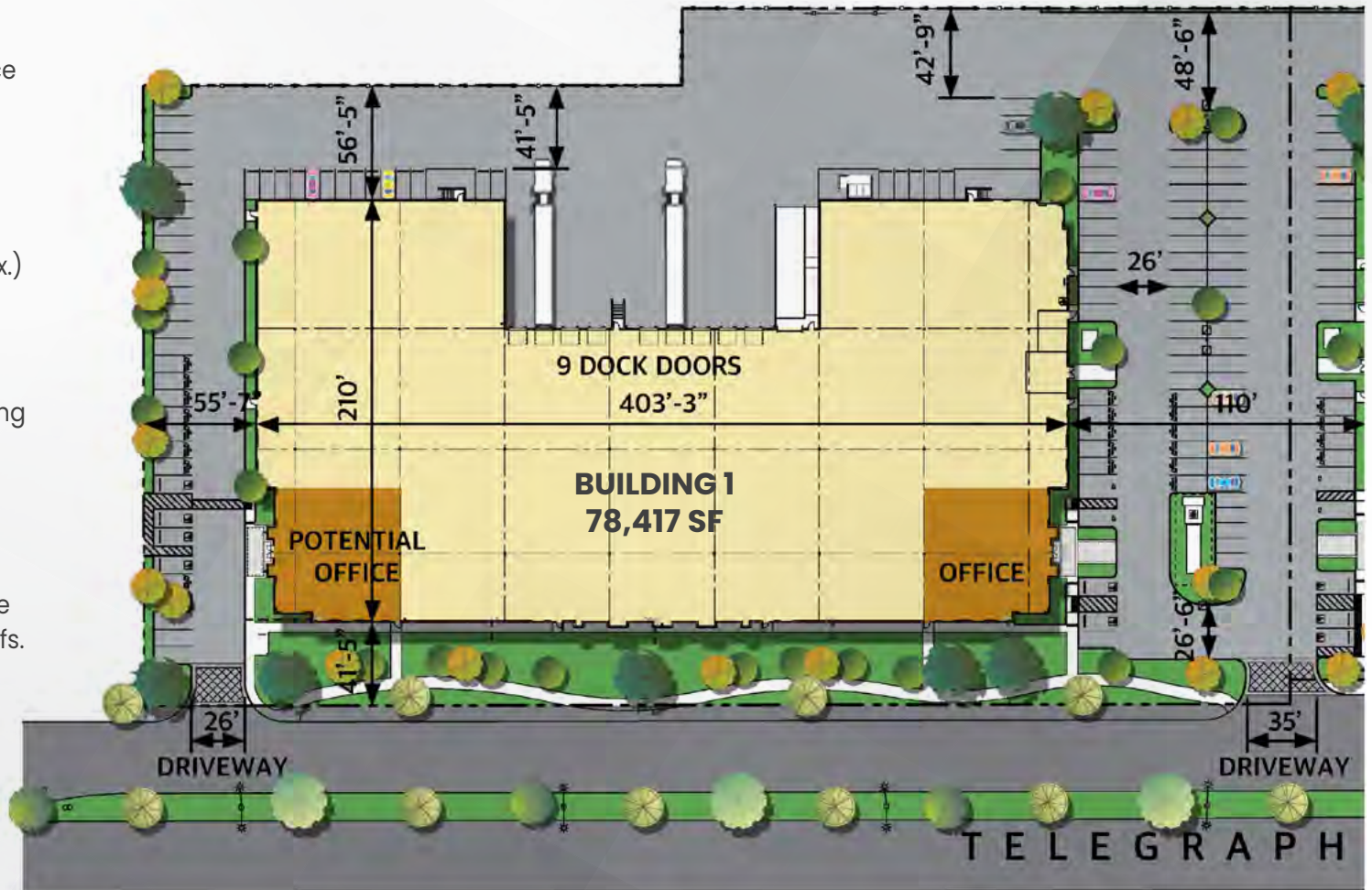
- Prime Corner Location with Major Street Frontage
- Corporate High-Image Buildings with Extensive Glass-Lines
- Aesthetically Appealing State-of-the-Art Business Park Environment
- Early Suppression Fast Response (ESFR) Sprinkler Systems
- Multiple Points of Ingress and Egress to "Main Thoroughfares"
- Approximately 1.2 miles to the Intersection of the Interstate 5 & 605 Freeways
- Well-Appointed Modern Landscaping



BUILDING SPECIFICATIONS 12451 TELEGRAPH ROAD

BUILDING ONE 78,417 SF

- 78,417 SF
- 4.28 Acres
- 7,648 SF of Two-Story Office
- 9 Dock-High Doors
- 60' Staging Bay
- 1 Drive-In Door
- 121 Parking Spaces (approx.)
- 30' Clearance
- ESFR Sprinklers
- Motion Sensitive LED Lighting
- 1200 AMPS (3000A Pull)
- 2% Skylights
- LEED Certified (projected)
- Painted interior walls, white scrim, and solar ready roofs.



BUILDING SPECIFICATIONS 12551 TELEGRAPH ROAD

BUILDING TWO 58,463 SF

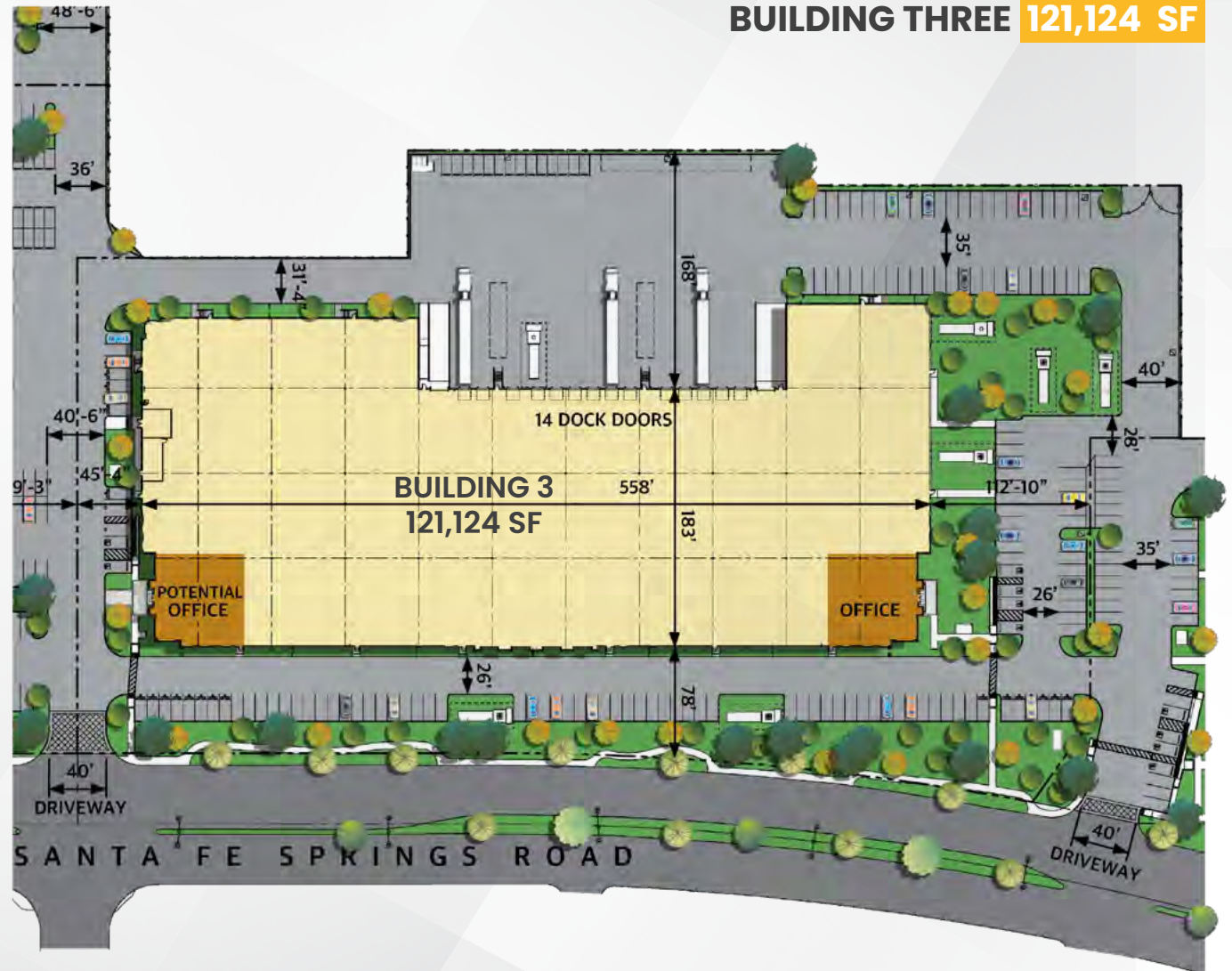
- 58,463 SF
- 3.40 Acres
- 7,000 SF of Two-Story Office
- 9 Dock-High Doors
- 60' Staging Bay
- 1 Drive-In Door
- 91 Parking Spaces (approx.)
- 30' Clearance
- ESFR Sprinklers
- Motion Sensitive LED Lighting
- 1200 AMPS (3000A Pull)
- 2% Skylights
- LEED Certified (projected)
- Painted interior walls, white scrim, and solar ready roofs.



BUILDING SPECIFICATIONS 10251 SANTA FE SPRINGS ROAD

BUILDING THREE 121,124 SF

- 121,124 SF
- 6.85 Acres
- 7,000 SF of Two-Story Office
- 14 Dock-High Doors
- 60' Staging Bay
- 2 Drive-In Doors
- 170 Parking Spaces (approx.)
- 30' Clearance
- ESFR Sprinklers
- Motion Sensitive LED Lighting
- 2000 AMPS (4000A Pull)
- 2% Skylights
- LEED Certified (projected)
- Painted interior walls, white scrim, and solar ready roofs.



LOCATOR MAP



Distance from Telegraph Point

	605 freeway	1.2 miles
	5 freeway	1.2 miles
	105 freeway	3.6 miles
	710 freeway	6.4 miles
	110 freeway	15.3 miles
	405 freeway	15.5 miles
	DOWNTOWN LOS ANGELES	13.4 miles
	LOS ANGELES INT'L AIRPORT	21.4 miles
	PORT OF LOS ANGELES	22.6 miles
	ONTARIO INT'L AIRPORT	34.9 miles

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