

UNIQUE COMMERCIAL DEVELOPMENT OPPORTUNITY

±21 ACRES (COULD BE COMBINED WITH NELLES SITE FOR A TOTAL OF ±95 ACRES)
POTENTIAL FOR NEW COMERCIAL DEVELOPMENT OR INDUSTRIAL RE-USE

12252 & 12352 WHITTIER BOULEVARD



12252 & 12352 WHITTIER BOULEVARD | WHITTIER, CA

± 74 Acres Adjacent Property
FOR SALE BY STATE OF CALIFORNIA



State of California is Concurrently Offering
The Nelles Site for Sale

Exclusively marketed by:

GARRETT CARTER

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BEN SEYBOLD

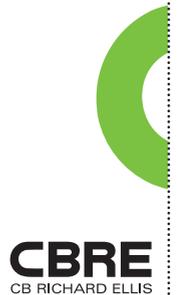
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Property Features

- ± 21.4 Acres (Could be combined with Nelles site for over 95 acres of infill land)
- 385,000 square feet of existing buildings
- 161,000 Class A Industrial Warehouse Built in 2004
- 224,000 Manufacturing Industrial Building
- 1325 Feet of Whittier Boulevard Frontage
- Current Zone – WHM2 – subject to Whittier Boulevard Specific Plan
- Strong Market Fundamentals
- Strategic Whittier Location – close to transportation corridors, ports and Downtown Los Angeles



FOR SALE BY THE STATE OF CALIFORNIA: THE FRED C. NELLES SITE (Adjacent Site) - ± 74 Acres – 11850 Whittier Blvd.

The State of California, Department of General Services, is selling approximately 74 acres located in the City of Whittier, California. The Sale Property, which was formerly the Fred C. Nelles California Youth Authority facility, is located at 11850 E. Whittier Boulevard, at the southeast corner of Whittier Boulevard and Sorensen Avenue. The Sale Property is an infill site located in Los Angeles County, less than 20 miles from major job centers in Downtown Los Angeles and Central Orange County.

VISIT NELLES PROPERTY WEBSITE AT: WWW.RESD.DGS.CA.GOV/LISTING

For Additional Information Contact:

Mr Jon Heim, *Project Manager*
State of California DSG - Real Estate Division
707 3rd Street | 6th Floor | West Sacramento, CA

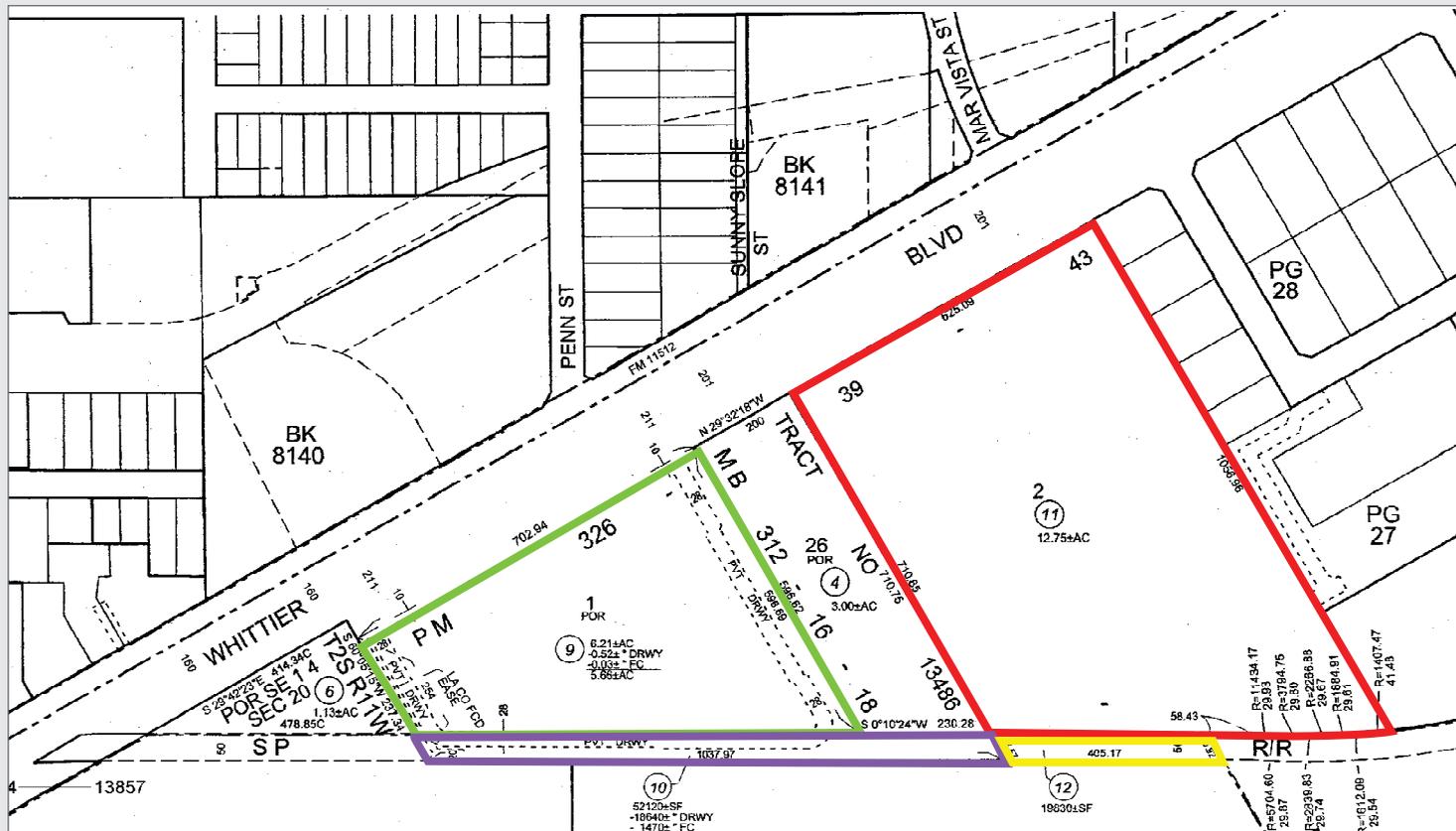


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whittier | california

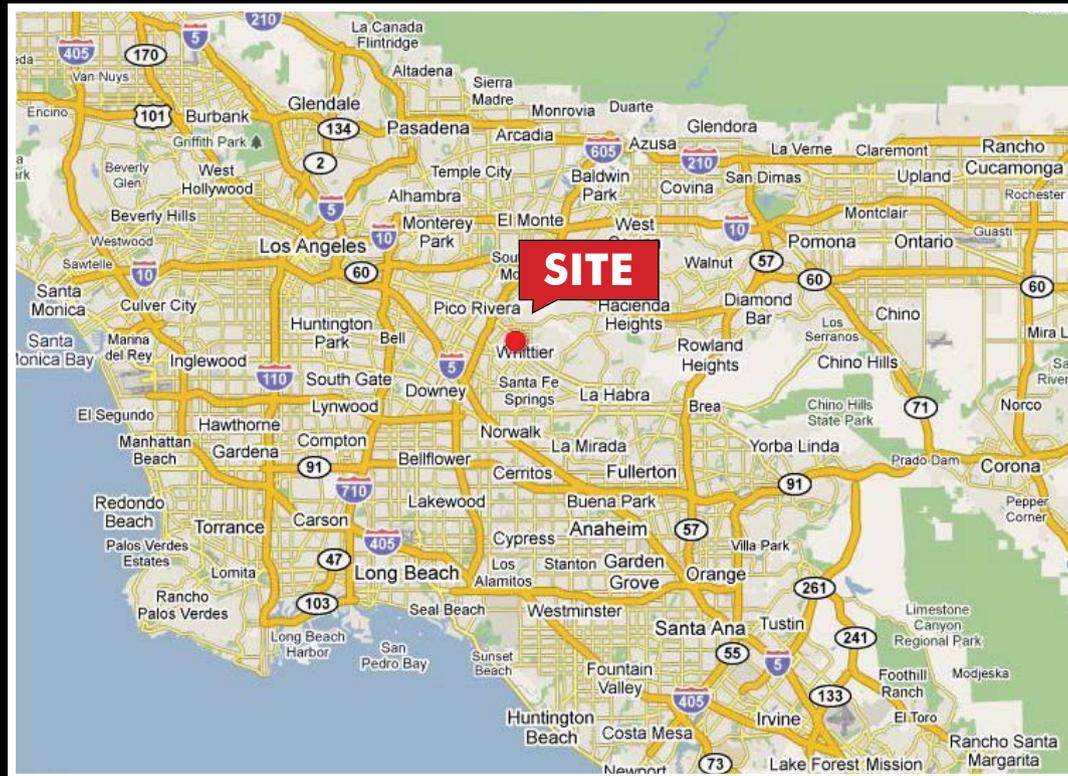
Parcel Map



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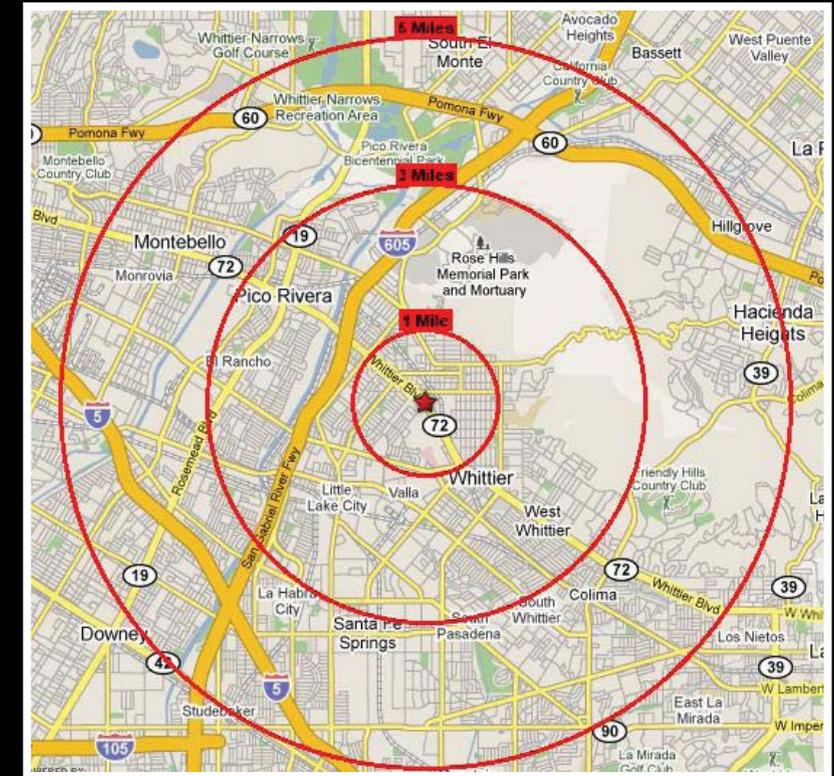
Regional Map



	1 MILE	3 MILES	5 MILES
2009 Estimated Population	34,614	167,785	448,924
2014 Projected Population	36,103	173,997	465,806
2009 Estimated Median Age	32.26	32.92	33.88
2009 Est. Median HH Income	\$63,466	\$74,008	\$75,464

source: CB Richard Ellis

Demographics Map



For More Information, Contact:

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