



CENTER POINTE

14 Centerpointe Drive
La Palma
California

**±78,980 SF
FOR LEASE**

PROPERTY

14 Centerpointe Drive is a Flex / R&D building located in La Palma, California. The property is approximately 78,980 square feet and located within the Centerpointe La Palma Business Park. There are a variety of retail amenities along with restaurants within walking distance of the property. The facility is situated on the Northwest corner of Orangethorpe Avenue and Valley View Street. The facility has immediate freeway access to both the Artesia 91 and Santa Ana 5 freeways.

Features:

- 26,520 Square feet of high image 2 story office space
- Extensive glass window line
- 10,000 Square foot separate warehouse area
- 800 Amps of power
- Fire sprinklered
- 24-27' main warehouse clearance
- 3 ground level loading doors
- Freight elevator
- Air conditioned stock room
- 32 AC units - all upgraded within last 5 years
- 2.7:1 Parking ratio
- Immediate proximity to Santa Ana (5) & Artesia (91) freeways
- Corner location - Valley View Avenue frontage
- Business park setting / campus environment



AREA AMENITIES

Restaurants

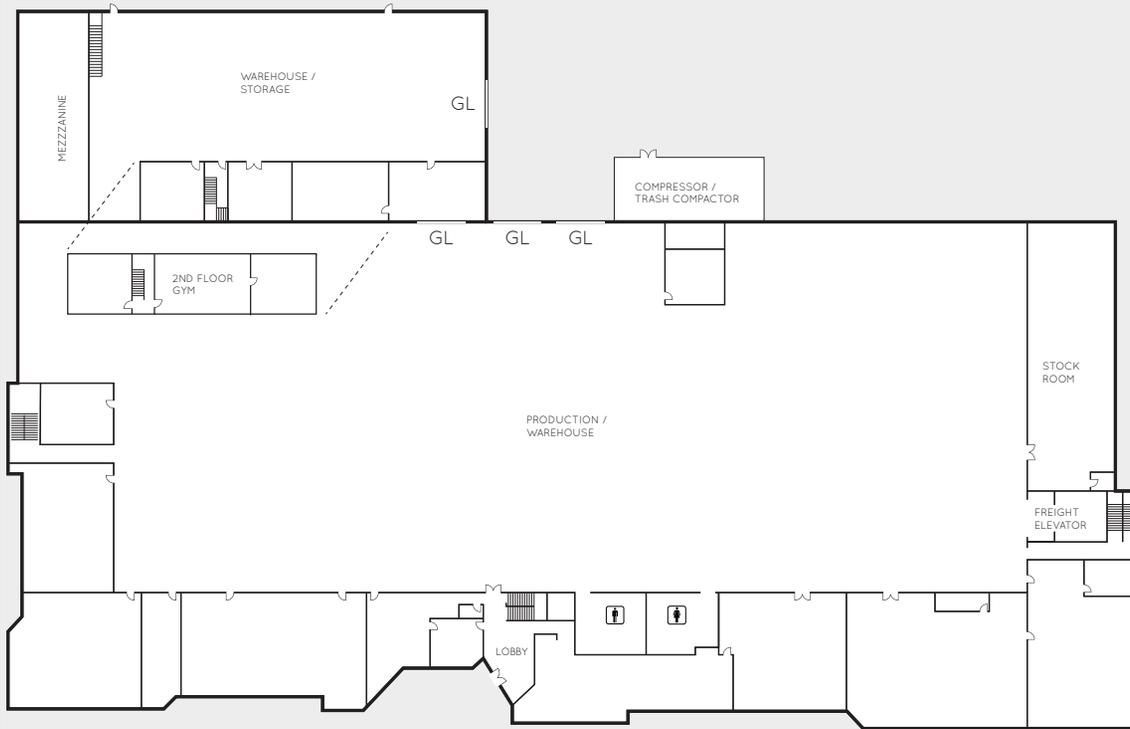
- A'Roma Ristorante
- Jimmy John's
- The Flame Broiler
- Panda Inn
- Pizza Studio
- Marie Callender's
- El Torito Grill
- Jack in the Box
- Del Taco
- Subway
- Shakey's Pizza
- Yogurtland
- The Habit Burger Grill
- Chipotle
- Jersey Mike's Sub
- Thai Cuisine

Retail

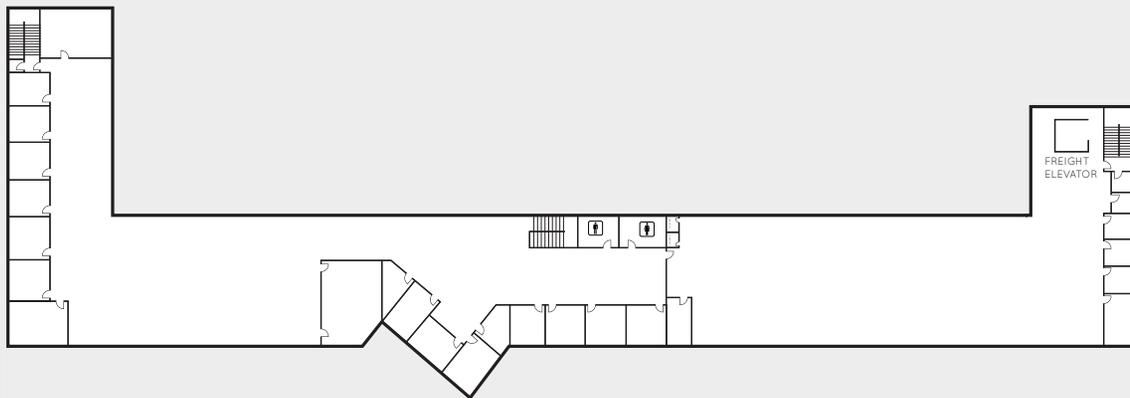
- Starbucks Coffee
- Cachi Coffee
- FedEx Kinko's
- Total RX Pharmacy
- City National Bank
- California Bank & Trust

Hospitality

- La Quinta Inn & Suites
- Motel 6

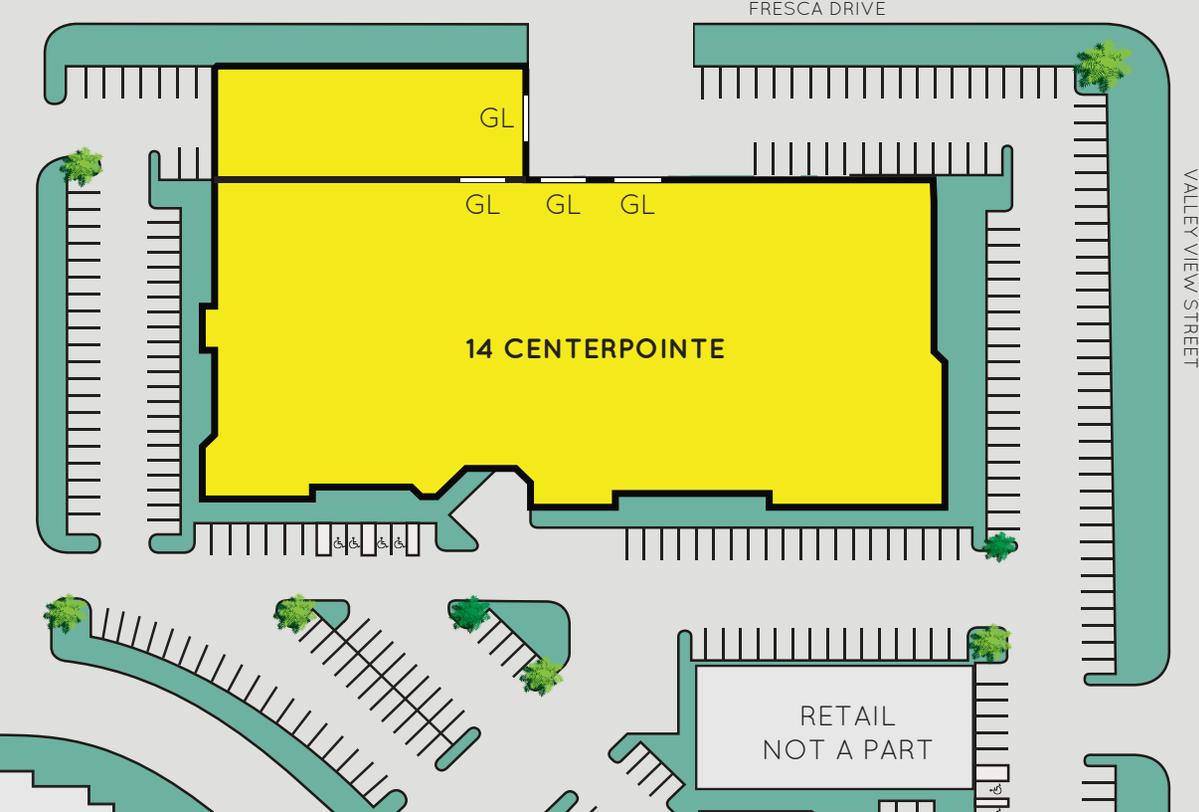
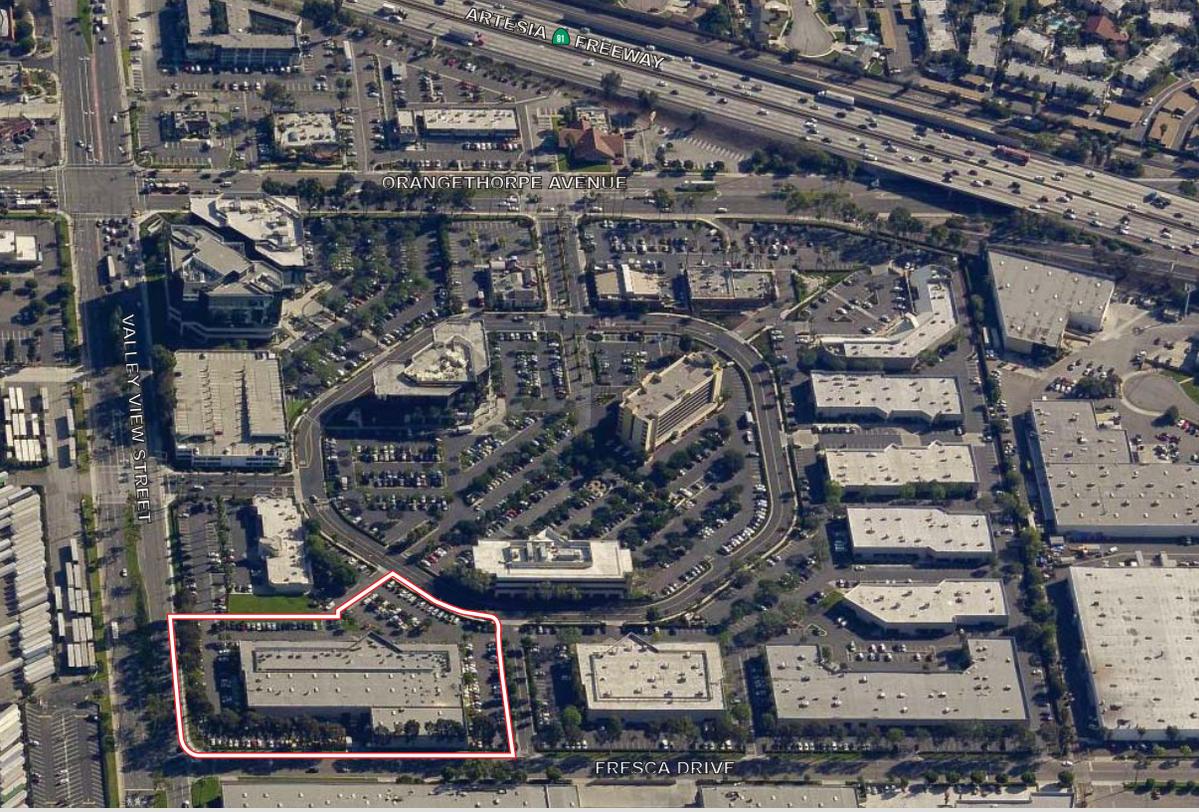


BUILDING FLOORPLAN



2ND FLOOR OFFICE





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