

# 44,162 SF

## 70 Door Cross-Dock For Lease

Available Q2 2022



### Mid Counties Transport Center

12021 Woodruff Avenue  
Downey, CA 90241



#### LOCATION

- Strategic in-fill location
- Less than 1 mile to I-605 & I-105, 2 miles from I-5
- Approximately 20 miles from Port of Los Angeles/Long Beach

#### FACILITY

- 44,162 square foot cross-dock building
- 6.31 acres of land
- Office to suit
- 24' ceiling clearance
- Seventy (70) dock high doors
- Two (2) grade level ramps
- 80' building depth
- 76 trailer stalls
- ESFR sprinkler system
- 176' truck court depth

#### ADVANTAGES AND AMENITIES

- Same day serviceability to all of Los Angeles County
- Door count provides high inventory turns
- Approximately 16 million people within 60 miles

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