

For Sale

12439-12455

E Florence Avenue

Santa Fe Springs, CA 90670



COMMERCIAL ADVISORS

RARE INDUSTRIAL
CONDOMINIUMS FOR SALE

12439



12441

CONTENTS



PROPERTY OVERVIEW



BUILDING HIGHLIGHTS



AREA OVERVIEW



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HRS Commercial Advisors is acting as the exclusive advisor to the owner.



02

PROPERTY OVERVIEW

OVERVIEW

ADDRESS	12439-12455 East Florence Avenue, Santa Fe Springs, CA 90670
BUILDING SIZE	44,856 SF (4 Units)
LAND AREA	2.12 Acres (92,347 SF)
BUILDING TYPE	Multi-Tenant Industrial
YEAR BUILT	1977
ZONING	M-2 (Heavy Industrial)
CLEAR HEIGHT	20'
POWER	800A/277 – 480 3P 4W HEAVY (verify)
NUMBER OF UNITS	4
LOADING	12 Dock High Positions 3 Grade- Level Ramps
PARKING	92 Stalls (~1 per 500 SF)
SPRINKLERS	Wet Sprinklers

DESCRIPTION

STORIES

One (1)

PARKING

92 Surface Spaces

SITE ACCESS

Property is Accessible via
Three(3) Egress/Ingress Points,
One(1) off E. Florence Ave. & Two(2) off Forest St.

ROOFING ACCESS

Flat Roof

FOUNDATION

Poured concrete slab on grade

STRUCTURE

Concrete Masonry (Type III-A)

UNIT 1

12439 E. Florence Ave

14,000 SF

1,131 SF Office

4 DH, 1 GL

103' W

UNIT 2

12441 E. Florence Ave

10,080 SF

2,003 SF Office

4 DH

72' W

UNIT 3

12453 E. Florence Ave

10,080 SF

1,560 SF Office

2 DH with 1 Metal GL Ramp

72' W

UNIT 4

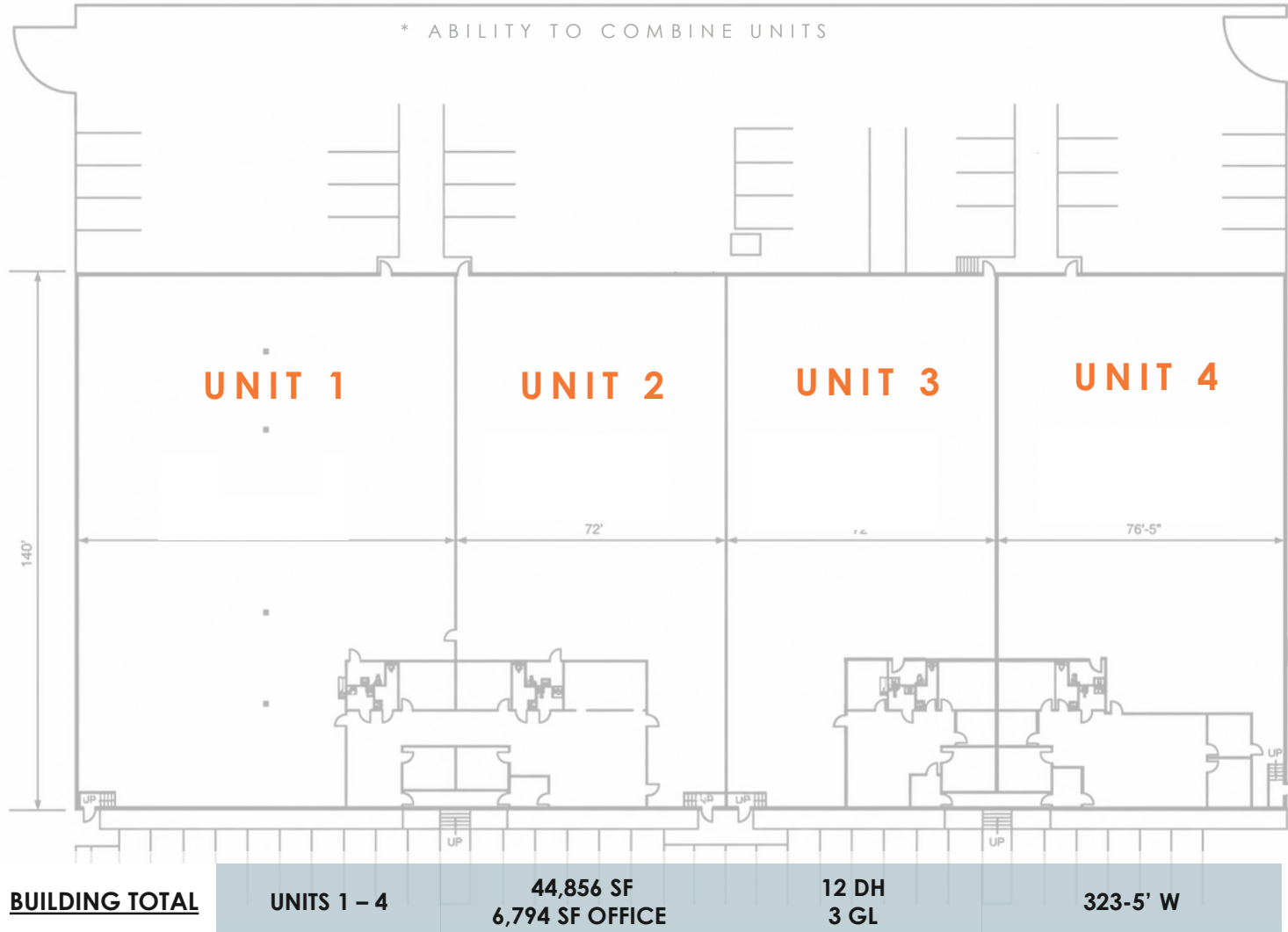
12455 E. Florence Ave

10,696 SF

2,100 SF Office

2 DH, 1 GL

76.5' W



BUILDING HIGHLIGHTS

INDUSTRIAL CONDOMINIUMS

- HRS Commercial Advisors is pleased to present the exclusive offering of **12439-12455 East Florence Avenue**, a **44,856 square foot** 4 units industrial building situated on 2.12 acres in Santa Fe Springs, California.
- The property is being offered as an industrial condominium with up to four (4) fully demised units:
 - Separate APN units range from 10,080 SF to 14,000 SF.
 - Each unit features independent MEP systems, dock-high loading, and dedicated office space.
- This offering presents a rare opportunity for owner-users and investors to acquire fee-simple industrial ownership in one of the most sought-after industrial submarkets in Los Angeles County.
- Recent ~\$300K Capital Improvement to Parking Area.
- Complete Built-Up Roof Replacement — Engineered, Consultant-Supervised + Skylights.



BUILDING HIGHLIGHTS

INDUSTRIAL CONDOMINIUMS



RARE OWNER-USER OPPORTUNITY

- Within a 5- mile radius, there are very few similar industrial units for sale between 10,000-15,000 SF. A rare chance to own rather than lease.

STRONG RENT GROWTH OUTLOOK

- LA industrial rents projected to grow 30% over the next 5 years. Ownership protects buyers from future rent increases.

PRIME LOCATION

- Excellent freeway access to I-5, I-605, and I-105. Strategic proximity to the Ports of Long Beach/LA and major distribution corridors.

FLEXIBLE UNIT SIZES

- Four units from 10,080 SF to 14,000 SF with 20' clear heights, dock-high loading, and dedicated office. Ideal for a wide range of uses.

FEE-SIMPLE OWNERSHIP

- Condominium regime enables fee-simple ownership, allowing businesses to build equity, control their space, and benefit from appreciation.

AERIAL & LOCATION



Site Access

FREEWAYS

- I-5 Freeway (2 miles)
- I-605 Freeway (1.5 miles)
- I-105 Freeway (3 miles)
- SR-91 Freeway (5 miles)

AIRPORTS

- LAX Airport (20 miles)
- Ontario Int'l (35 miles)

PORTS

- Port of Long Beach (15 miles)
- Port of Los Angeles (18 miles)

NEIGHBORHOOD & LOCATION AERIAL



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