

Encon Commercial, Inc.

Commercial Real Estate Services

FOR
SUBLEASE

TOWN CENTER BUSINESS PARK SANTA FE SPRINGS, CALIFORNIA

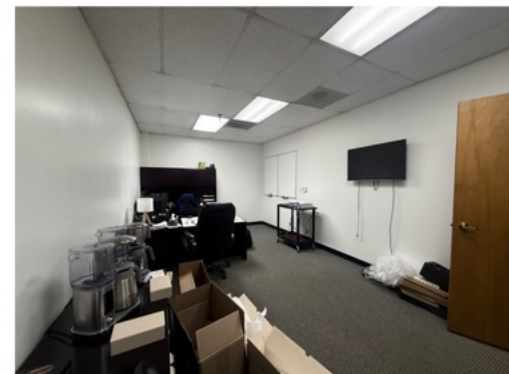
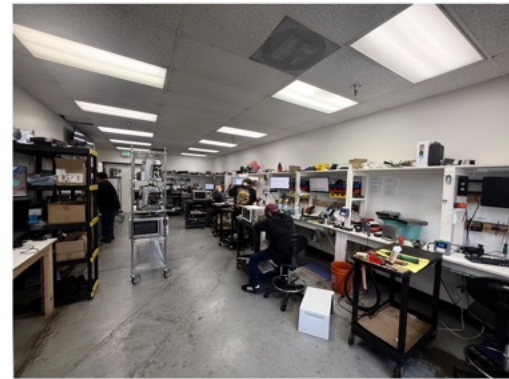


10440 Pioneer Blvd, Santa Fe Springs, CA 90670
5,006 square feet of ~60% warehouse ~40% office

PROPERTY HIGHLIGHTS

- 1 private office, kitchenette / break room, 2 assembly rooms with waterproof flooring and AC, and 15.5'-16' clear height open clear warehouse space with 2 ground level 10' x 12' roll up loading doors.
- Sublease until April 1, 2028
- **\$1.00/sf gross inc. trash + water, only pay electrical**
- Prime Santa Fe Springs location near Heritage Park, City Hall, Chamber of Commerce, Geezers
- 24 hour access with ample parking

INTERIOR PHOTOS:



ENCON COMMERCIAL, INC.

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