

Available SF 1,891 SF

Industrial For Lease

Building Size 35,973 SF



**Property Name:** Pacific Springs Business Park  
**Address:** 12035 Burke St, Unit 8, Santa Fe Springs, CA 90670  
**Cross Streets:** Sorensen Ave/Burke St

High Image Master Planned Business Park  
 Premier Location That Serves The Entire Los Angeles Region  
 Immediate Access To The 605 And 5 Freeways  
 Great Street Frontage  
 One Private Office Office and Reception  
 A Variety of Sizes Available - Call Broker

**Lease Rate/Mo:** \$3,215  
**Lease Rate/SF:** \$1.70  
**Lease Type:** Gross  
**Available SF:** 1,891 SF  
**Minimum SF:** 1,891 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M-2

**Sprinklered:** Yes  
**Clear Height:** 15'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 0  
**A: 100 V: 120/208 O: W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1991  
**Whse HVAC:** No  
**Parking Spaces:** / Ratio:  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 739 SF / 1  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** MidCounties  
**APN#:** 8168-002-402

**Listing Company:** The Klabin Company

**Agents:** [Zach Middleton 310-329-9000](mailto:zachm@klabin.com)

**Listing #:** 45266256

**Listing Date:** 07/16/2026

**FTCF:** CB300N000S000/OAA

**Notes:** Sprinkler calculation: .21/1500. Polished concrete flooring. Skylights & LED motion sensor lighting throughout the warehouse. Lessee to verify all information contained herein.

12035 Burke Street, Unit 8 | Santa Fe Springs, CA 90670 | 1,891 SF



SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE


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