

UNIQUE OWNER USER OPPORTUNITY

12681-12683 Corral Place, Santa Fe Springs, CA 90670

FOR SALE

±113,658 SF



Exclusively Listed By:

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PROPERTY VIDEO

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

NAI Capital is pleased to present a rare opportunity to acquire a **modern 113,658 square foot Class A industrial facility** located within the highly regarded **Bloomfield Business Center** in Santa Fe Springs, California. Developed by Sares Regis in **2005**, this institutional quality asset features **30 foot** clear height, 2 ground level loading ramps, **ESFR** sprinkler protection, and **17 dock high** loading positions, providing the functional infrastructure required to support today's distribution, logistics, and manufacturing operations.

The building is partially leased to a tenant occupying 21,200 SF thru April 2030, with an Option to Extend for 24 months with continued 3.5% increases. Allows an Owner/User the ability to immediately occupy 92,458 SF while collecting passive income.



KEY HIGHLIGHTS



BUILDING SIZE:

±113,658 SF Class-A Facility



CLEAR HEIGHT:

±30'



DOCK HIGH DOORS

17 (9' x 10')



GRADE LEVEL DOORS:

2 (12' x 14')



SPRINKLERS:

ESFR



YEAR BUILT:

2005



PARCEL SIZE:

± 4.53 Acres



1ST FLOOR OFFICE AREA:

±9,160 SF



MEZZANINE AREA:

±1,658 SF



POWER:

2,000 Amps





KEY HIGHLIGHTS

<p>BAY SPACING: 50' x 52' (typical)</p>	<p>ROOF SYSTEM: 4-ply</p>	<p>PARKING: Approximately 144 surface spaces</p>	<p>LOCATION: Within the master-planned Bloomfield Business Center</p>
<p>CONSTRUCTION TYPE: Concrete-Tilt-Up</p>	<p>SLAB THICKNESS: 6"</p>	<p>ZONING: M2 - Santa Fe Springs</p>	<p>PRICING: Contact Broker for Pricing & Details</p>

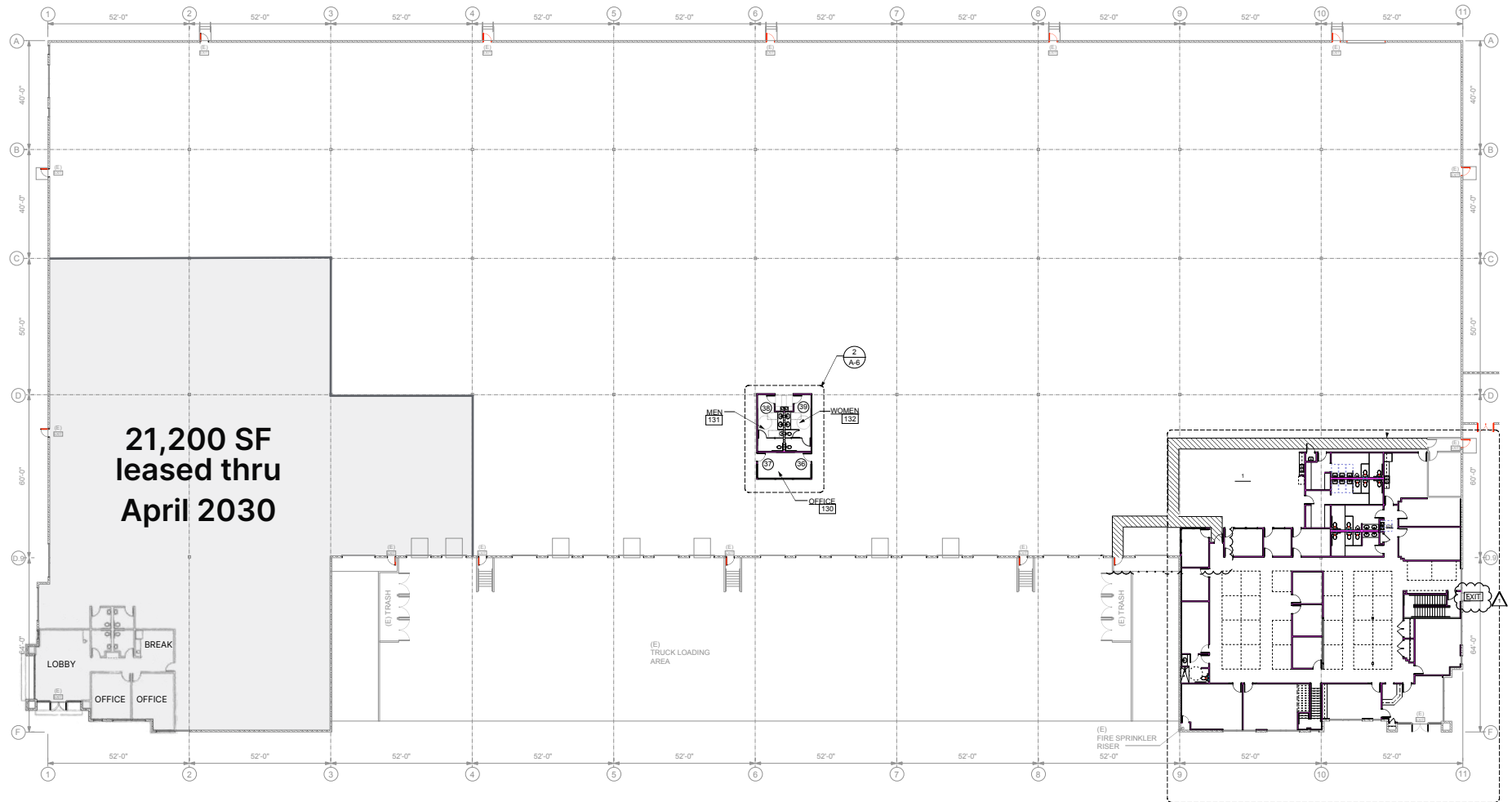


IDEAL FOR OWNER USERS seeking long term stability and cost certainty, the property offers an opportunity to eliminate lease rollover risk and rent escalation. This modern, move in ready facility minimizes capital expenditures commonly associated with older Los Angeles inventory and is designed to support a range of uses including distribution, manufacturing and logistics operations. The flexible building design allows the asset to scale alongside business growth, making it a durable solution for both current needs and long term expansion.



BUILDING FLOOR PLAN

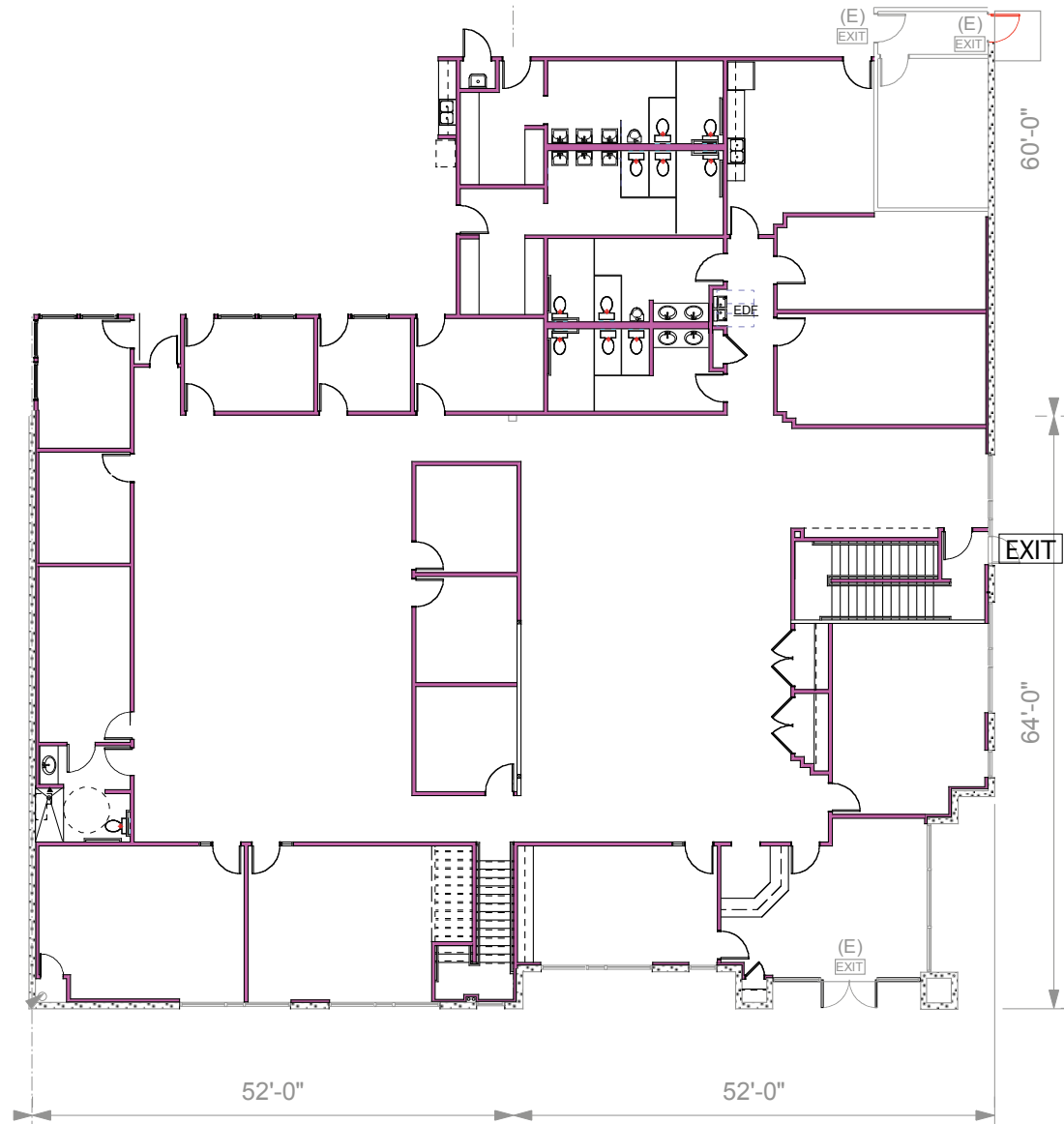
113,658 SF



SC: 1/16" = 1'-0"

GROUND FLOOR OFFICES

9,160 SF



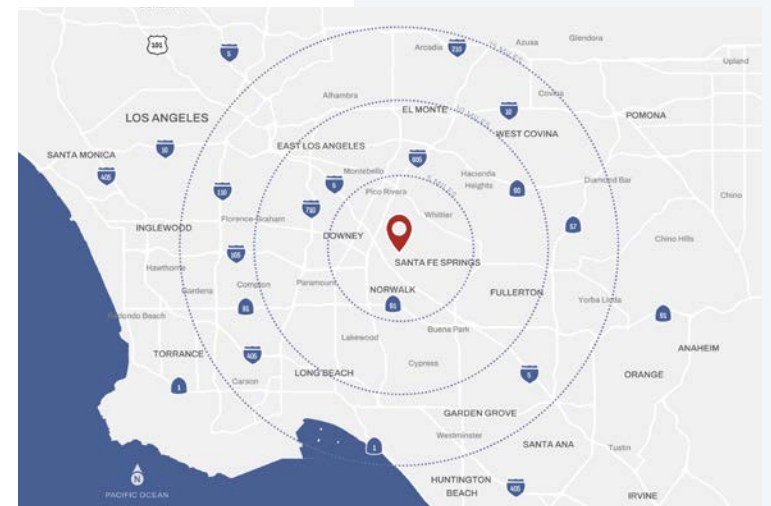


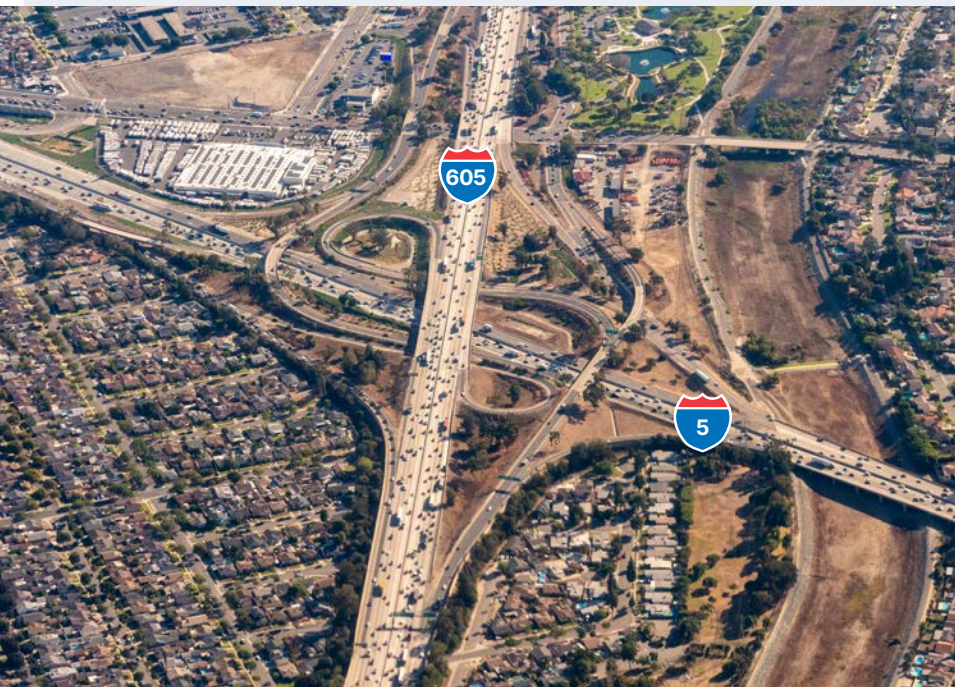


CENTRAL INFILL LOCATION

12681-83 Corral Place benefits from a central Santa Fe Springs location, positioned to serve both port related logistics and regional distribution: Its' close in location provides a meaningful advantage over Inland Empire alternatives for users requiring shorter delivery times and reduced transportation costs.

- Immediate access to I-5, I-605, I-105 and SR-91 freeways.
- Efficient connectivity to the Ports of LA & Long Beach.
- Close in positioning reduces delivery times, labor friction, and transportation costs compared to Inland Empire alternatives.
- Located within a dense industrial cluster that supports vendor proximity, labor access, and service infrastructure.





CITY OF SANTA FE SPRINGS INDUSTRIAL BASE & ECONOMIC OVERVIEW

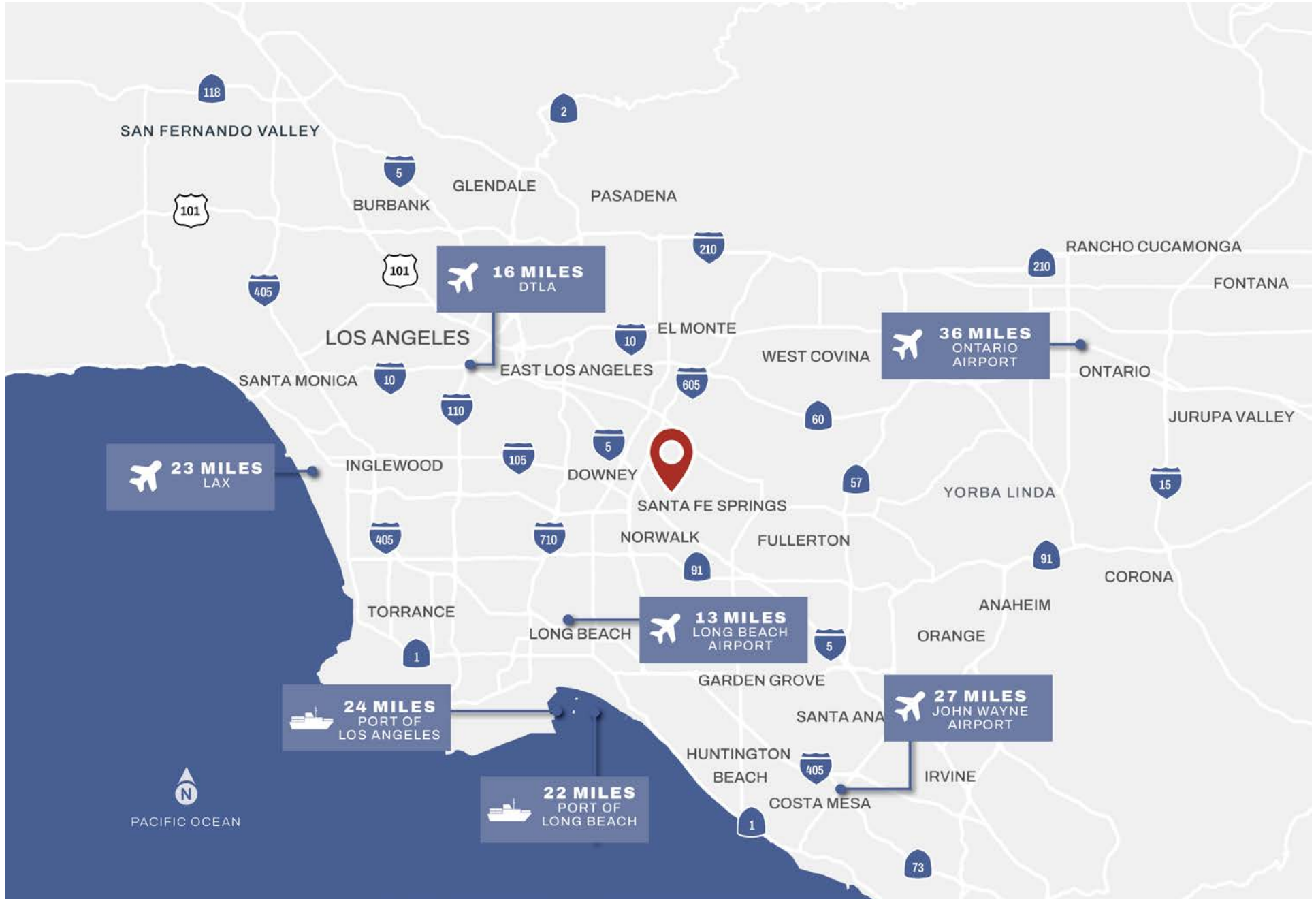
Santa Fe Springs is one of the most industrially concentrated cities in Los Angeles County, with over 54 million square feet of industrial and commercial space, despite comprising less than 1% of the County's total land area. The City has built its identity around manufacturing, logistics, and distribution, and maintains a long standing policy framework that actively preserves and protects industrial zoning.

The local economy is driven by a diverse industrial base including manufacturing, food production, packaging, logistics, automotive, aerospace support, and metal fabrication, with hundreds of operating businesses ranging from family owned firms to global operators. This depth of tenancy has produced a resilient employment base and sustained demand for functional industrial facilities across economic cycles.

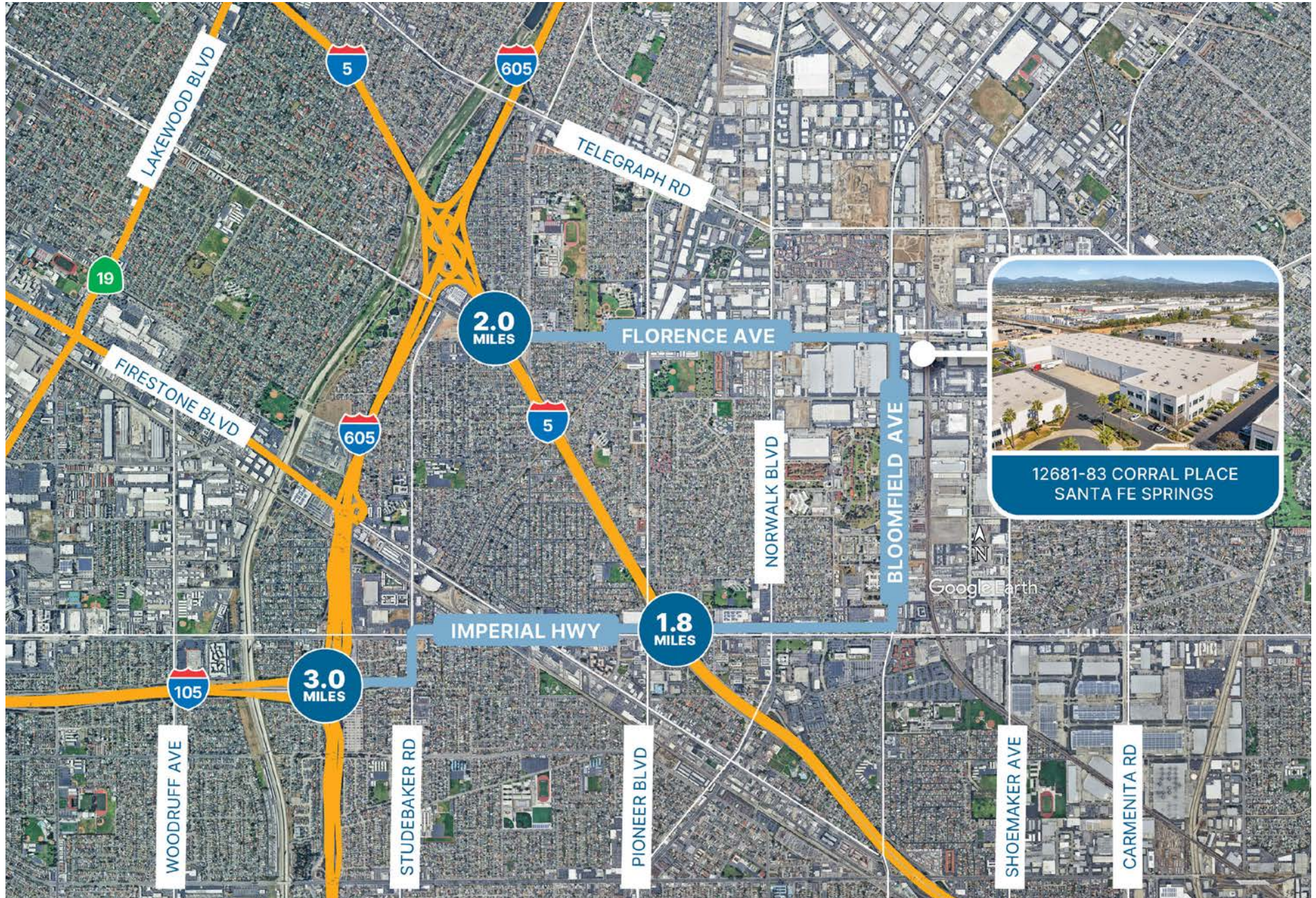
Santa Fe Springs is a core member of the "BIG 4" industrial cities (Santa Fe Springs, Commerce, Industry, and Vernon), which collectively account for over 24% of all industrial square footage in Los Angeles County, making the region one of the most critical industrial hubs in Southern California. This concentration supports long term occupancy stability and reinforces the City's role as a regional economic engine.

The City continues to demonstrate a pro business, pro industry posture, recently launching a comprehensive Business Growth & Attraction Program that includes financial incentives, expedited permitting, and infrastructure support aimed at retaining and expanding industrial users. These policies further strengthen Santa Fe Springs' position as a preferred location for owner users seeking long term operational stability in an infill Southern California market with exceptionally high barriers to entry.

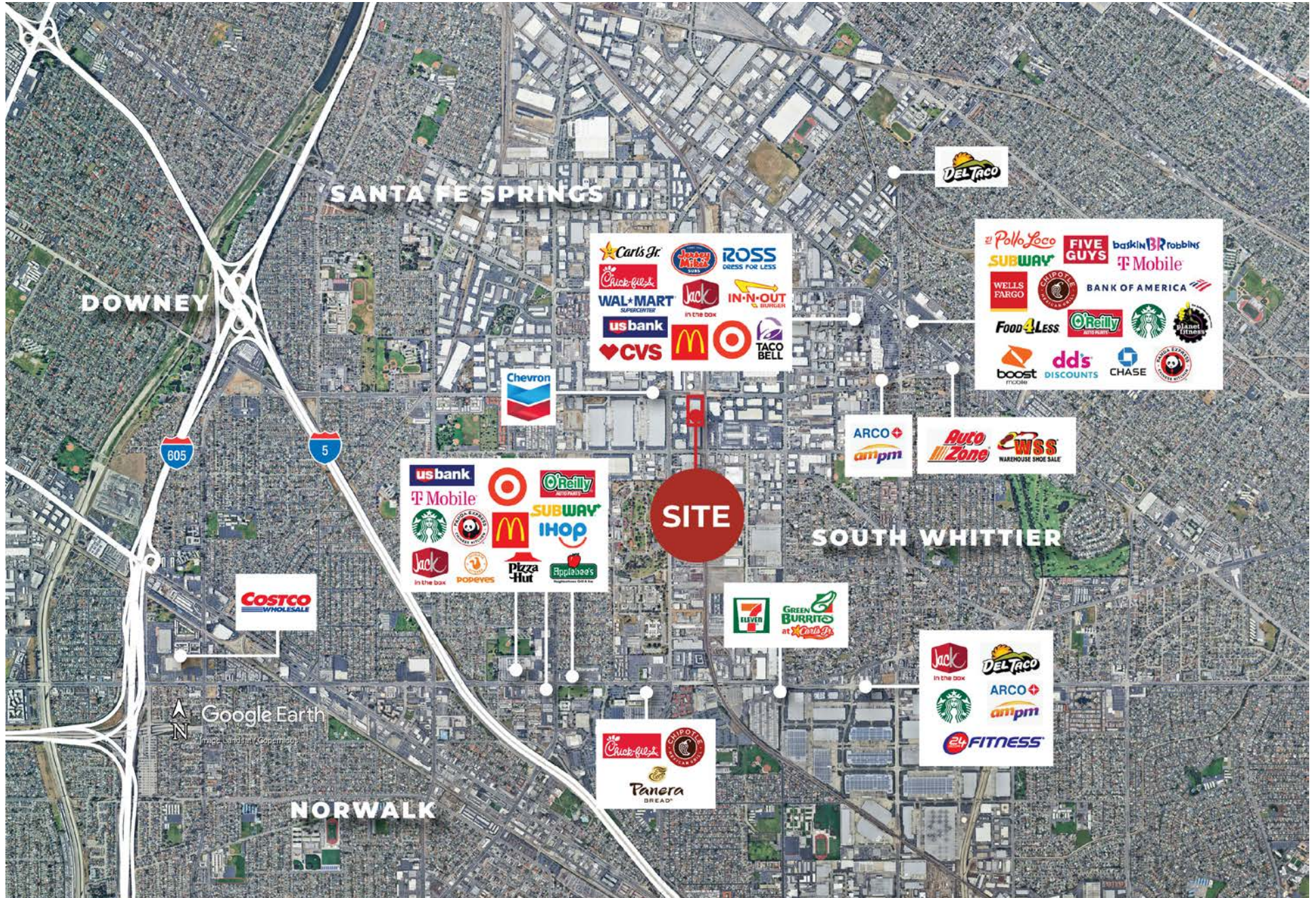
STRATEGIC CENTRAL LOCATION



UNPARALLELED FREEWAY ACCESS



ABUNDANT AREA AMENITIES



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