

Available SF 29,456 SF Industrial For Lease & For Sale Building Size 48,481 SF

INTERIOR PHOTOS- 29,456 SF UNIT WAREHOUSE, DEMO COMPLETE!



Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.

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Property Name: Town Center Business Park
Address: 10400 Pioneer Blvd, Santa Fe Springs, CA 90670
Cross Streets: Pioneer Blvd/Telegraph Rd

Free Standing Building
 Ample Parking (70 Spaces)
 3 GL Loading Doors
 Recently renovated offices, high end finishes
 Quiet Business Park
 Also Available for Sale

Lease Rate/Mo: \$27,983
Lease Rate/SF: \$0.95
Lease Type: NNN / Op. Ex: \$0.44
Available SF: 29,456 SF
Minimum SF: 29,456 SF
Prop Lot Size: POL
Term: Negotiable
Sale Price: \$10,800,000.00
Sale Price/SF: \$222.77
Taxes:
Yard: Paved
Zoning: ML-PD

Listing #: 44771000

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 800 V: 208/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1981R22

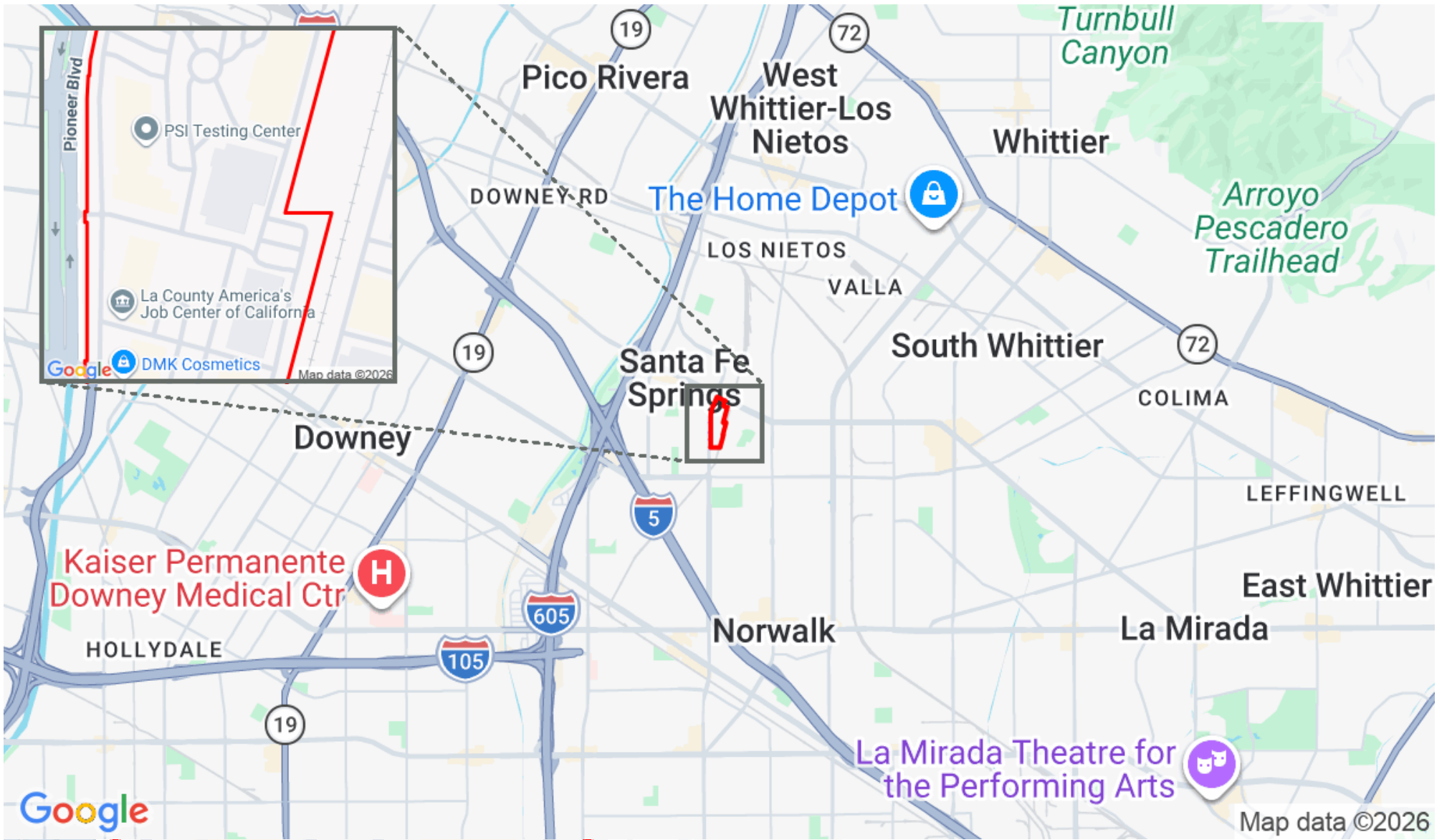
Whse HVAC: No
Parking Spaces: 70 / **Ratio:** 2.4:1/
Rail Service: No
Specific Use: Warehouse/Office

Listing Date:

Office SF / #: 14,000 SF / 22
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 8,410 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8009-026-031



10400 Pioneer Blvd





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PROPERTY DATA - Industrial

Building Size	48,481 SF	Clear Height	22 Feet	Construction Type	Concrete
Specific Use	Warehouse/Office	GL Doors	7	Sprinklered	Yes
Lot Size	0.81 Ac / 35,284 SF	DH Doors	0	Parking	119 / 2.45:1000
Zoning	ML-PD	Office SF	13,000 SF	APN	8009-026-031
Occupancy Type	Single-Tenant	Yard	No	Market Area	MidCounties
Year Built / Renovated	1981 / 2022	Building Status	Existing	Condo	No

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