

9441 SANTA FE SPRINGS RD SANTA FE SPRINGS, CA 90670



OFFERED AT: **\$2,175,000**

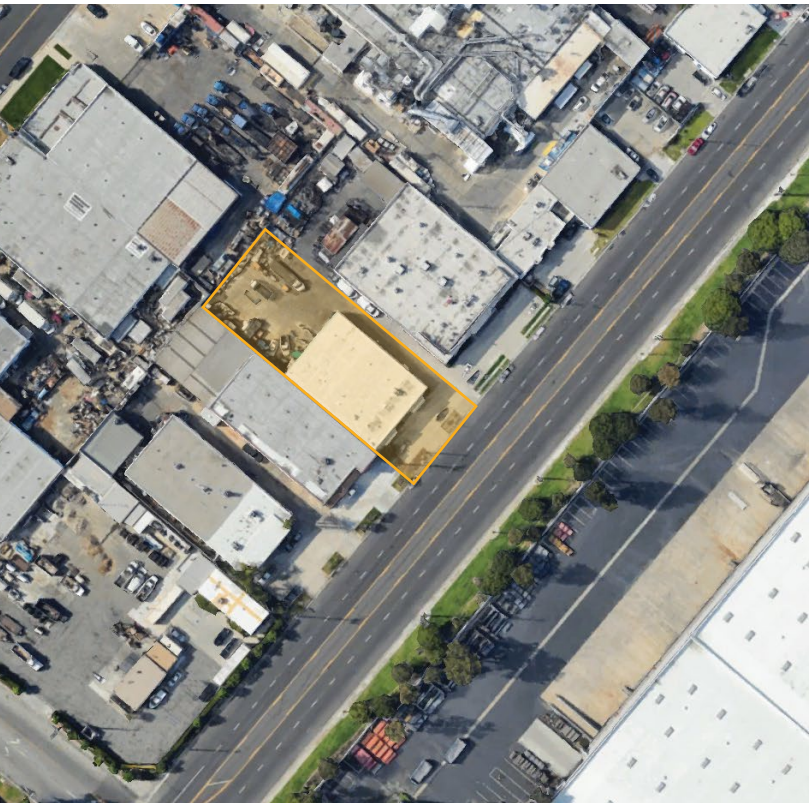
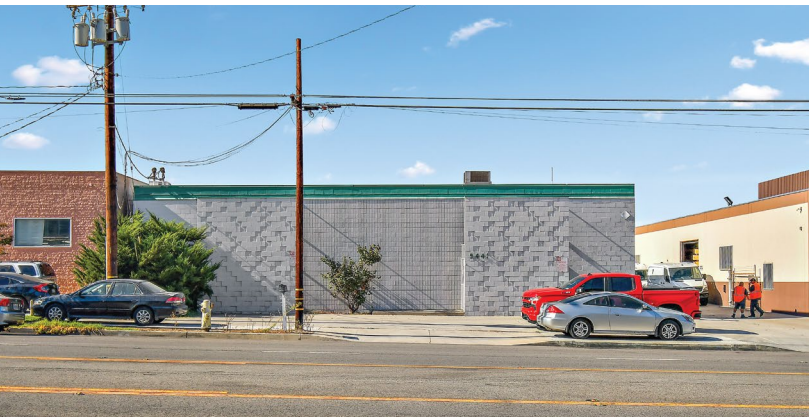
- **7,000 SF BUILDING**
- **18,764 SF LOT**
- **16' CLEAR HEIGHT**
- **3 GROUND LEVEL LOADING DOORS**
- **ROOF REPLACED IN 2021**
- **M2 ZONING**
- **BUILT: 1968**
- **CONVENIENTLY LOCATED CLOSE TO BOTH 605 & 5 FREEWAYS**
- **EXCELLENT OWNER-USER OR INVESTMENT OPPORTUNITY**
- **LISTED AT \$310/SQFT**

Located in the highly desirable Santa Fe Springs industrial market, this 7,000 sq. ft. building is offered at \$2,175,000 (\$310 per sq. ft.). Set on an 18,764 sq. ft. lot with a 0.36 FAR, the property features a 16' clear height, convenient ground-level loading, and M2 zoning, ideal for a variety of industrial uses. The building, constructed in 1968, has a recently replaced roof (3 years ago), ensuring long-term durability.

With low vacancy rates in Santa Fe Springs, industrial space is in high demand. Given the area's limited supply and increasing rents, this property presents a fantastic investment or owner-user opportunity.

Contact us today to learn more about this exceptional offering!

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