

Available SF 48,481 SF

Industrial For Sale

Building Size 48,481 SF



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

Price Reduction- \$10,800,000 (\$222 PSF)
 Demolition Commenced! Converting 10,000 SF to Whse
 Multi-Tenant Industrial/Flex For Sale
 Leased Investment & Owner User
 29,456 SF (Divisible) Available For An Owner User
 Now Has ±15,500 SF of Warehouse

Sale Price: \$10,800,000.00
Sale Price/SF: \$222.77
Available SF: 48,481 SF
Prop Lot Size: 0.81 Ac / 35,284 SF
Taxes: \$81,550 / 2024
Yard: No
Zoning: ML-PD

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 6
DH Doors/Dim: 0
A: 1000 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1981R22

Whse HVAC: No
Parking Spaces: 119 / **Ratio:** 2.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 14,000 SF / 22
Restrooms: 10
Office HVAC: Heat & AC
Finished Ofc Mezz: 8,410 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 60 Days
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8009-026-031

Listing #: 43246546

Listing Date: 01/12/2026

