



Address: 12636 Clark St, Santa Fe Springs, CA 90670

Cross Streets: Bloomfield Ave/Clark St

2 Dock High Doors And (1) 20'x14' Ground Level Door
 Excellent Distribution And/Or Light Manufacturing Building
 Close Proximity to 5, 91, & 605 Freeways
 New Roof

Sale Price:	\$12,750,000.00	Sprinklered:	Yes	Office SF / #:	8,000 SF
Sale Price/SF:	\$359.40	Clear Height:	24'	Restrooms:	4
Available SF:	35,476 SF	GL Doors/Dim:	1 / 20'x14'	Office HVAC:	Heat & AC
Prop Lot Size:	1.53 Ac / 66,818 SF	DH Doors/Dim:	2 / 8'x10'	Finished Ofc Mezz:	4,000 SF
Taxes:	\$46,049	A: 400 V: 480/277 0: 3 W: 4		Include In Available:	Yes
Yard:	No	Construction Type:	TIILT UP	Unfinished Mezz:	0 SF
Zoning:	M-2	Const Status/Year Blt:	Existing / 1993	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces: 69	/ Ratio: 1.9:1	Vacant:	Yes
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Distribution	Market/Submarket:	MidCounties
				APN#:	8011020020

Listing Company: Lee & Associates

Agents: Scott.Kroman@lee-associates.com [562-568-2026](tel:562-568-2026)

Listing #: 42875760

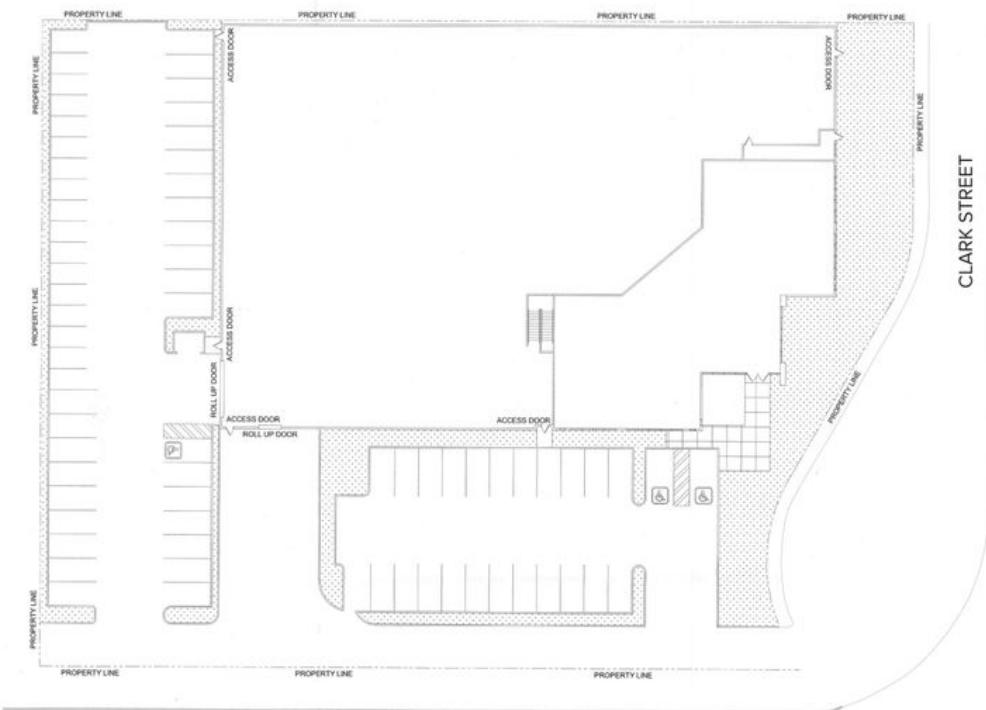
Listing Date: 06/30/2025

FTCF: CB000N000S000/AOAA

Notes: Buyer should verify all of the above items: permitted office size, building/land size, building age, clear height, power, sprinkler calculation, zoning, permitted uses, parking, HVAC, and floor load. Buyer should obtain a business license and confirm zoning and use with the appropriate authorities prior to waiver of contingencies. Special features: free standing building, oversized ground level loading door & truck well. Sprinkler calc is .45/3,000 GPM (verify). Call broker for commission information.


Property Site Plan
 Not To Scale/ Not Exact

Industrial Building
FOR SALE

 ±35,476 Sq. Ft. Building
 12636 Clark St, Santa Fe Springs, CA


LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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