



Price Reduction: ~~\$3,990,000~~ \$2,500,000

For Sale

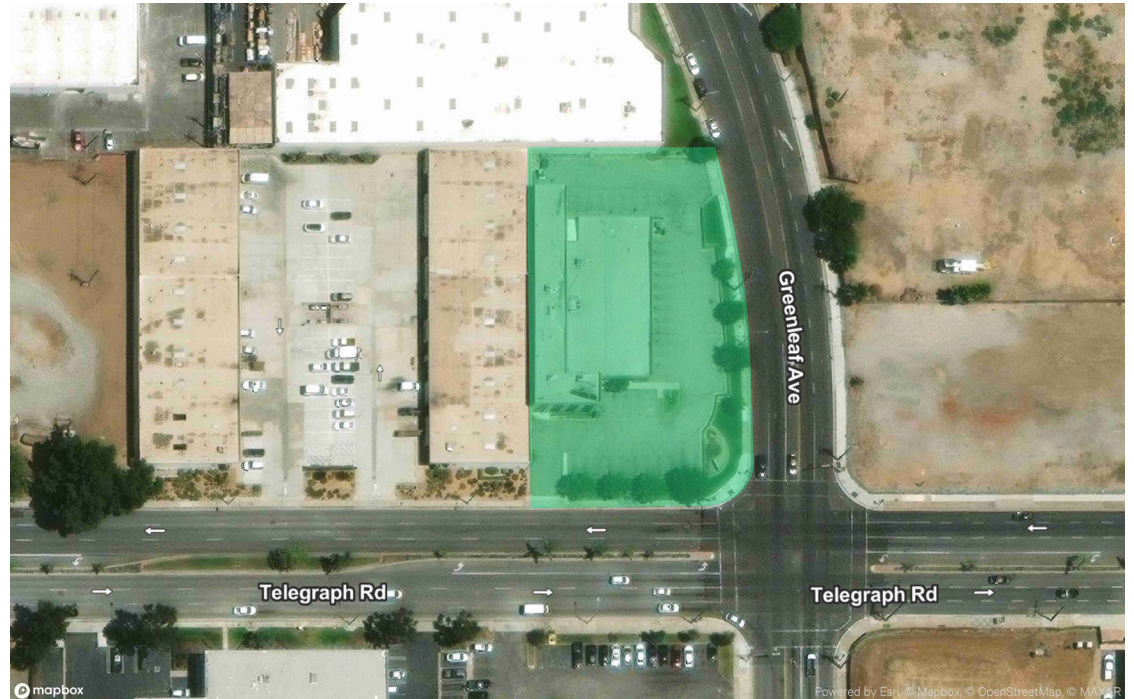
12949 Telegraph Road, Santa Fe Springs, CA

CBRE

12949 Telegraph Road

Property Description

This property consists of 15,996 square feet of office improvements that was a former bank building. Constructed in 1979 with over .87 acres of land. The property has open bull pen and private offices. There is a partial second story with an elevator for ADA access. The property has 40 car parking which equates to a 2.5 / 1000 parking ratio 2.5.



 **Santa Fe Springs**
SUBMARKET AREA

 **37,897**
TOTAL SF OF LAND

 **15,996**
BUILDING SF

 **Corner**
LOCATION

 **Industrial**
ZONING M2

 **40 Car Parking**
2.5 / 1000 SF PARKING RATIO

 **2 - Story**
OFFICE COMPONENT

 **Parcel #'s:**
8011-004-065

12949 Telegraph Road

Interior Photos



12949 Telegraph Road

Floor Plan

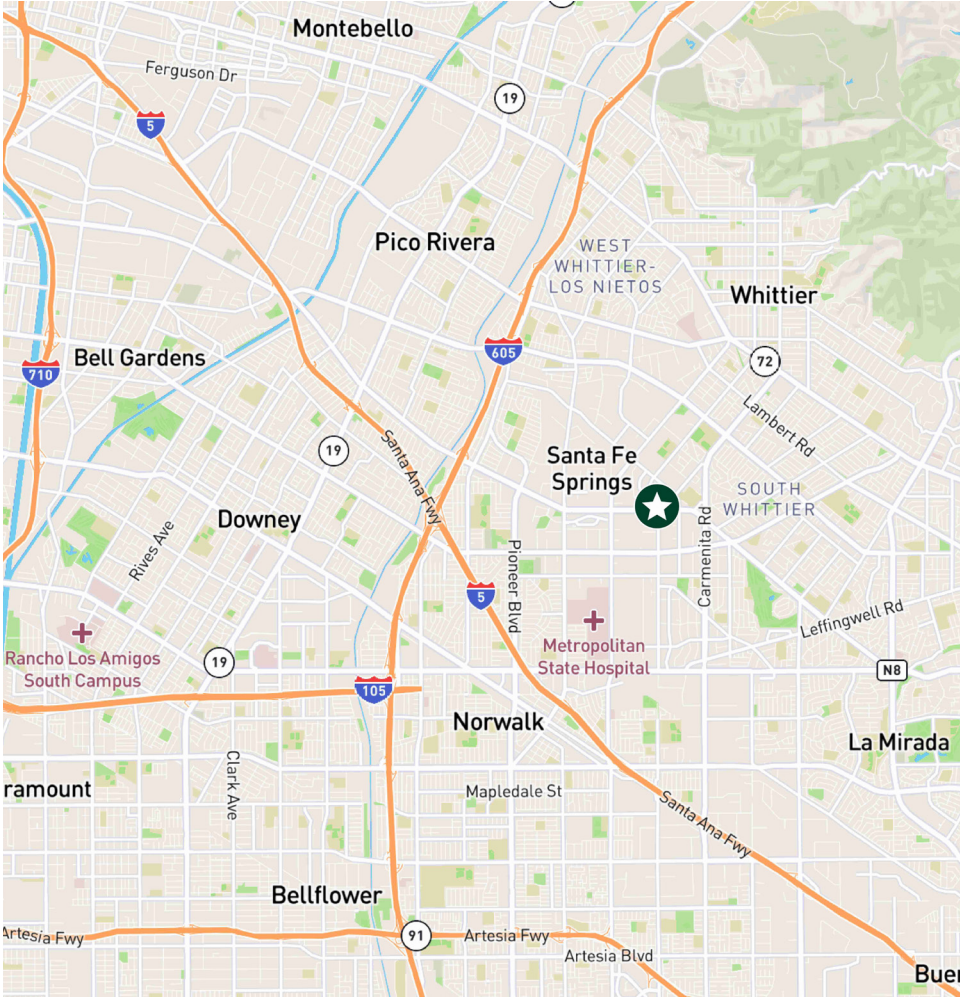


12949 Telegraph Road

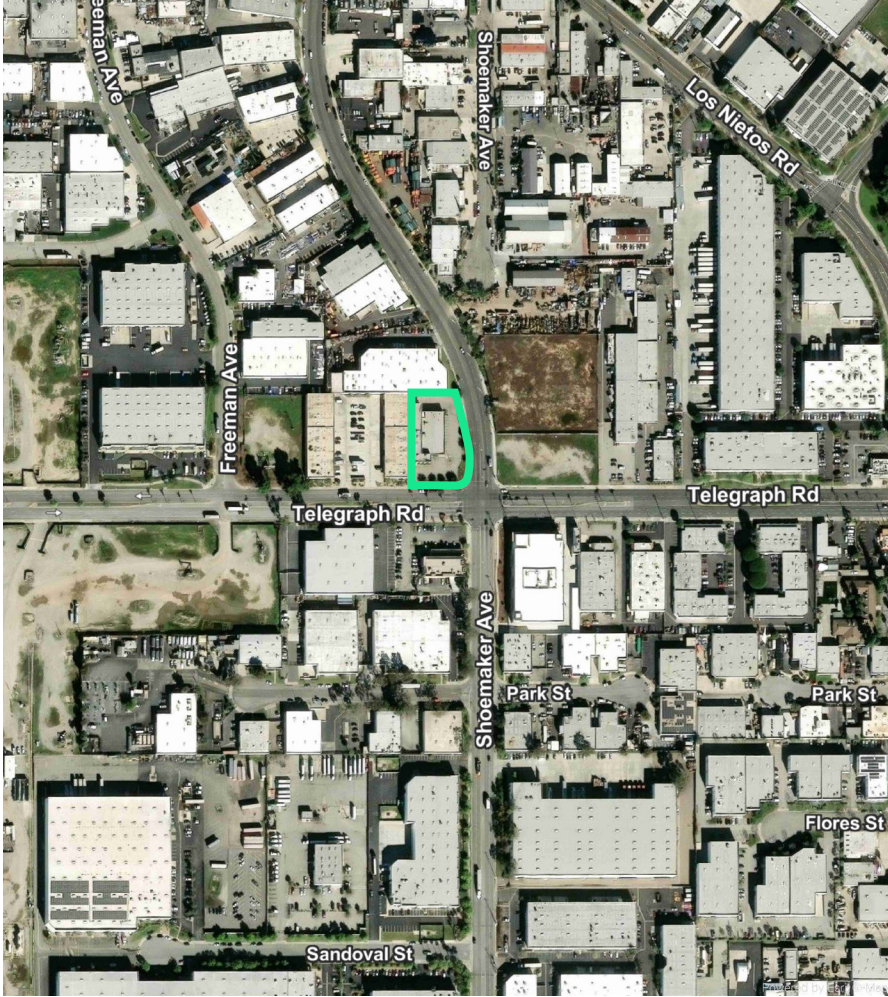


Location

Map



Aerial





John Hillman
First Vice President
Industrial and Logistics
C: +1 213 4355455
john.hillman@cbre.com

Michael Sokol
Senior Associate
Advisory & Transaction Services
C: +1 602 692 8321
michael.sokol@cbre.com

Jason Martinez
Associate
Industrial and Logistics
C: +1 323 804 5668
jason.martinez@cbre.com

©2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CBRE