

# 13245 Florence Avenue

SANTA FE SPRINGS, CALIFORNIA

AVISON  
YOUNG

IOS M-2 Zoned Land with CTU Building



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**SALE OPPORTUNITY**

# THE OFFERING

## The offering

### Executive summary

Avison Young is pleased to present **13245 Florence Avenue**, an exceptional value-add investment or owner-user opportunity located in the highly desirable industrial submarket of Santa Fe Springs, CA. This rare offering features a low site-covered, **heavy industrial (M-2)** property situated on approximately **±1.60 acres**, providing flexibility for a wide range of industrial uses.

Constructed in 1977, the property features an **11,872 SF concrete tilt-up industrial building** with ground-level loading and significant excess land. Improvements include a fully fenced and partially paved yard, two points of ingress/egress, dedicated on-site parking, distributed power, and approximately 2,247 SF of covered outdoor awning, suitable for manufacturers, contractors yard, or IOS uses.

The property benefits from **excellent street visibility on signalized intersection** and proximity to nearby amenities, making it attractive for both employees and operations. Located within the highly sought-after Mid-Counties industrial submarket, Santa Fe Springs is known for its extensive industrial base and flexible heavy industrial zoning, supporting a broad range of permitted uses.

With its strategic location, low site coverage, heavy industrial zoning, and functional building improvements, the property offers a compelling opportunity for a value-added investor or owner-user seeking a versatile industrial asset.

<b>OFFERING PRICE</b>	<b>\$9,500,000</b>
<b>BUILDING AREA</b>	±11,872 SF
<b>LAND AREA (SF / AC)</b>	±69,491 SF / ±1.60 AC
<b>ZONING</b>	M-2
<b>APN</b>	8011-012-063; 064
<b>YEAR BUILT</b>	1977
<b>GROUND LEVEL LOADING</b>	Two (12'x14')
<b>MIN. CLEAR HEIGHT</b>	22'
<b>YARD</b>	Fully fenced and secured yard with two ingress/ egress off Florence Ave and Laurel Ave.
<b>SITE COVERAGE</b>	20%
<b>POWER</b>	800A, 277/480V

# INVESTMENT HIGHLIGHTS



Two Legal Parcels with M-2 Heavy Industrial Zoning



Large fenced and secured yard (partially paved)



Low 20% site coverage providing substantial yard area for outside storage, vehicle parking, or IOS functionality.



Major street frontage and high visibility at the signalized intersection along Florence Avenue.



Immediate access to 5 & 605 Freeways



Proximity to a strong amenity base, including Gateway Plaza at Santa Fe Springs, offering dining, retail, and daily services for employees.



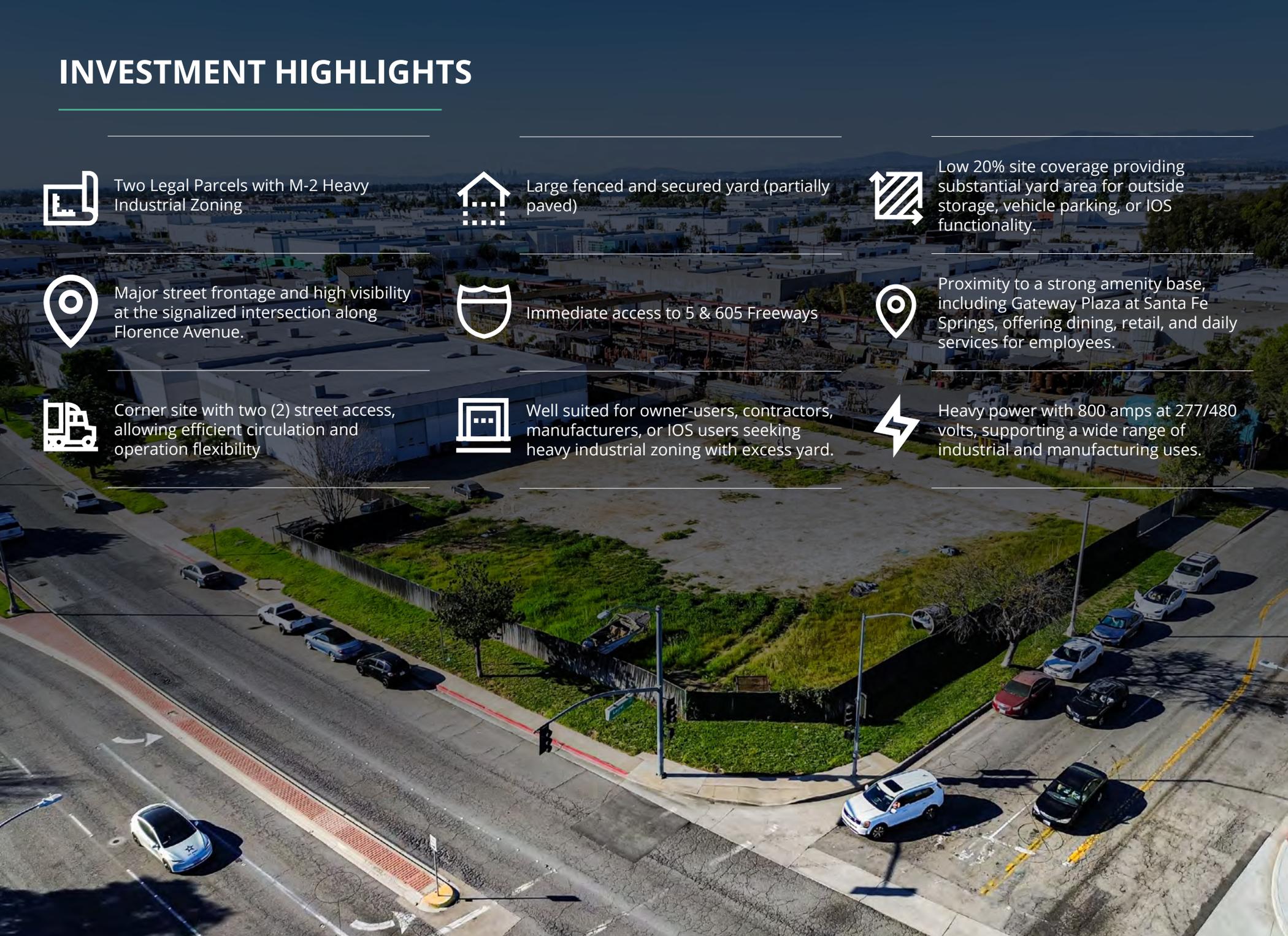
Corner site with two (2) street access, allowing efficient circulation and operation flexibility



Well suited for owner-users, contractors, manufacturers, or IOS users seeking heavy industrial zoning with excess yard.



Heavy power with 800 amps at 277/480 volts, supporting a wide range of industrial and manufacturing uses.



# AERIAL NEARBY RETAIL LOCATIONS

## GATEWAY PLAZA AT SANTA FE SPRINGS



## SANTA FE SPRINGS PLAZA



TELEGRAPH ROAD

SHOEMAKER AVENUE

FLORENCE AVENUE



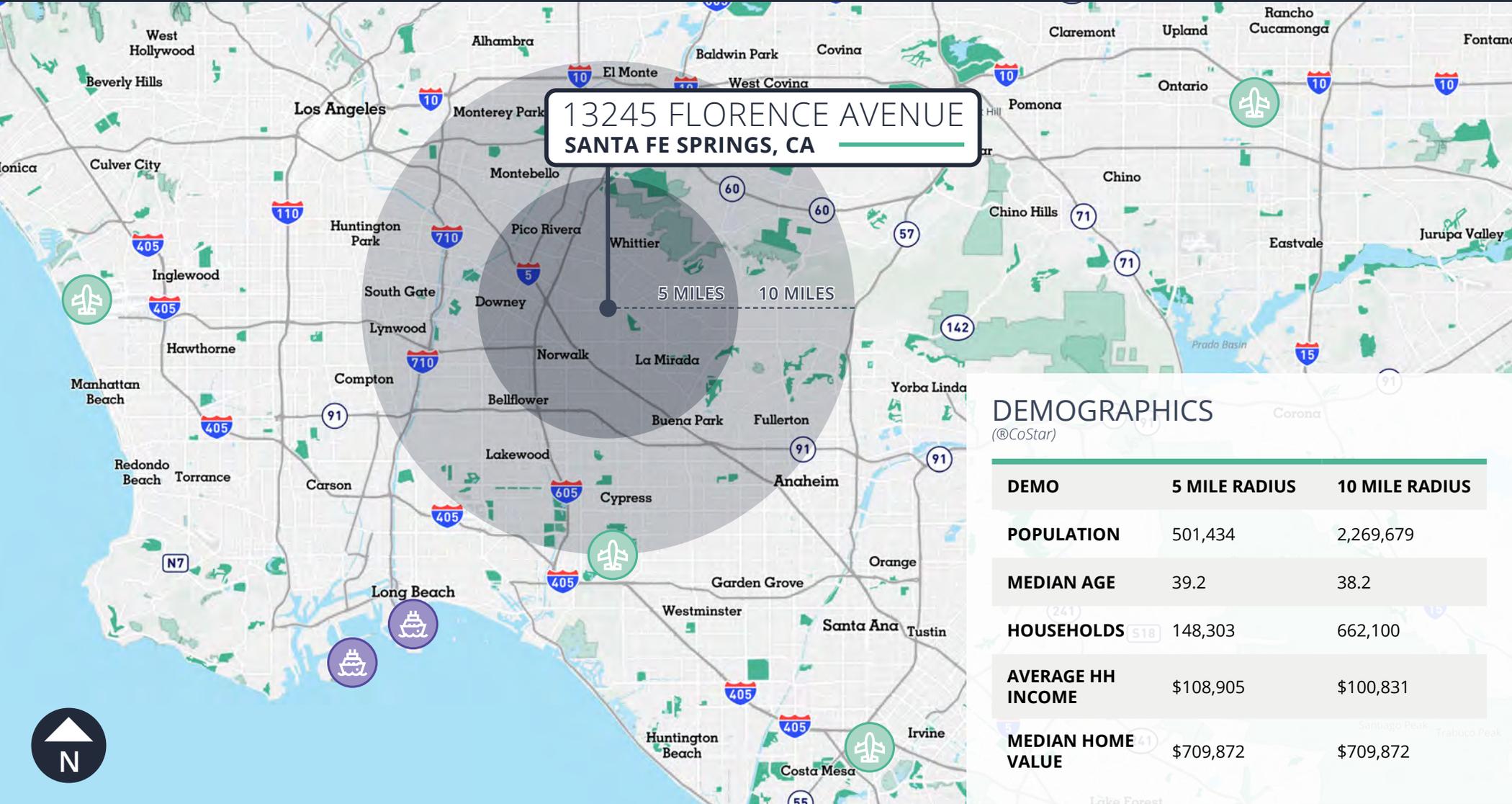
# AERIAL INDUSTRIAL NEIGHBORS



# PARCEL MAP



# REGIONAL MAP



**13245 FLORENCE AVENUE  
SANTA FE SPRINGS, CA**

5 MILES 10 MILES

## DEMOGRAPHICS

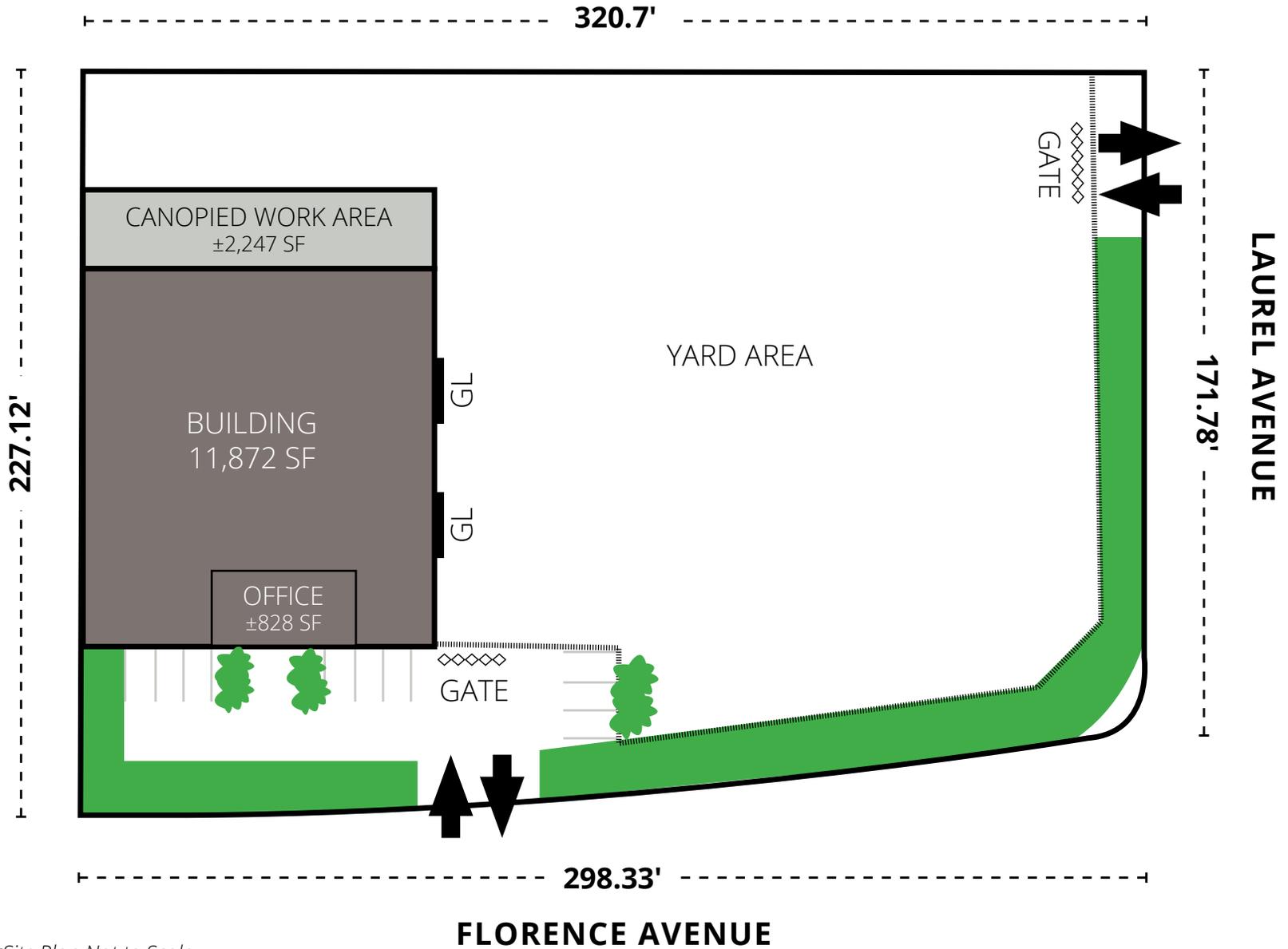
(©CoStar)

DEMO	5 MILE RADIUS	10 MILE RADIUS
POPULATION	501,434	2,269,679
MEDIAN AGE	39.2	38.2
HOUSEHOLDS	148,303	662,100
AVERAGE HH INCOME	\$108,905	\$100,831
MEDIAN HOME VALUE	\$709,872	\$709,872

## KEY DISTANCES

- 
**PORT OF LA & LONG BEACH**  
**23 MILES**
- 
**LAX (LA INTERNATIONAL)**  
**25 MILES**
- 
**LONG BEACH AIRPORT**  
**18 MILES**
- 
**JOHN WAYNE (SNA)**  
**25 MILES**
- 
**ONTARIO AIRPORT**  
**35 MILES**

# SITE PLAN



\*Site Plan Not to Scale

# Get in touch

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