



LAUREL AVE

FLORENCE AVE (28,495 VPD)



FOR LEASE

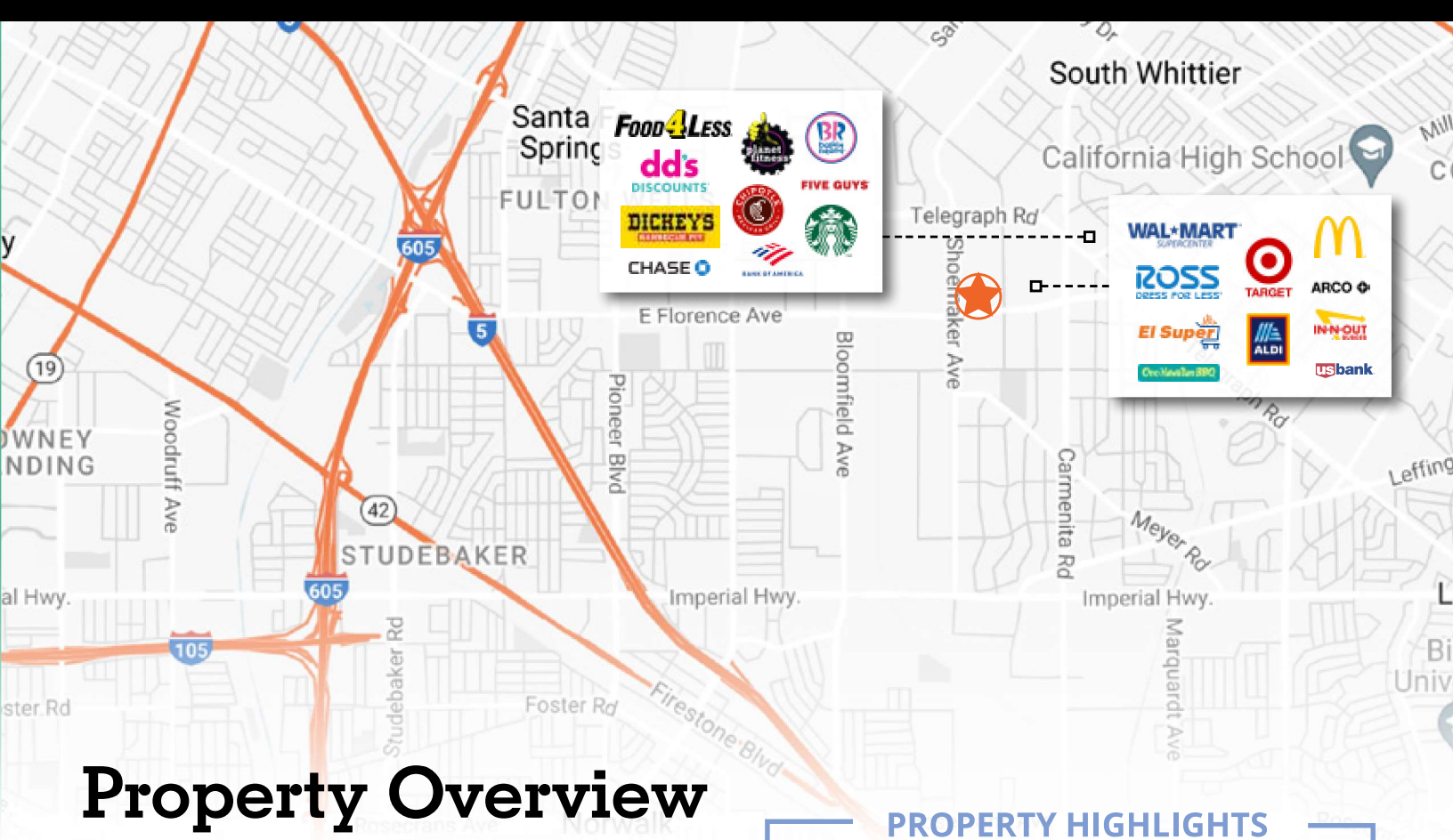
1.60 AC IOS Site w/ 11,872 SF Industrial Building

13245 Florence Avenue, Santa Fe Springs, California

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Property Overview

PRICING

LEASE RATE - PSF \$0.55 PSF IG Land
LEASE RATE - MONTHLY \$38,219.50 Monthly

PROPERTY DETAILS

ADDRESS 13245 Florence Avenue,
 Santa Fe Springs, CA 90670

BUILDING AREA ±11,872 SF

LOT AREA (AC) ±1.60 AC

LOT AREA (SF) ±69,490 SF

SITE COVERAGE 20%

CEILING HEIGHT 20'

YEAR BUILT 1977

LOADING Two (2) Ground Level Doors

ZONING M2

YARD Fenced, Secured & Partially
 Paved

PROPERTY HIGHLIGHTS

- M-2 Heavy Industrial zoned land
- Located on corner of signalized intersection along Florence Ave. & Laurel Ave.
- Large fenced and secured yard (partially paved) w/ two (2) ingress/ egress
- Immediate access to 5 & 605 freeways

