

# INDUSTRIAL FOR SALE

## *Santa Fe Springs*

**±19,950 SF MANUFACTURING WAREHOUSE**

**8222 ALLPORT AVENUE | SANTA FE SPRINGS, CA**



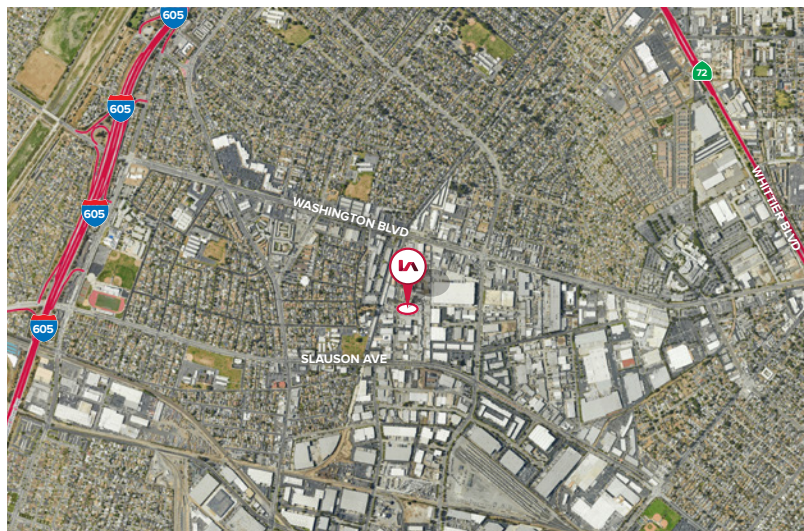
### HIGHLIGHTS

- Easy Access to 605 Freeway
- Infill Santa Fe Springs Location
- Ideal Owner/User Building
- Fenced Private Yard

### PROPERTY CHARACTERISTICS:

- Building Size: ±19,950 SF
- Office Size: ±1,755 SF
- Lot Size: ±40,068 SF
- Internal Truckwell with Two (2) Dock Positions
- Two (2) Ground Level Doors
- 16' Clear Height
- Fire Sprinklers
- Power: 400 Amps / 120/208v / 3 Phase / 4 Wire

### EASY ACCESS TO 605 FREEWAY IDEAL OWNER/USER BUILDING



**ASKING PRICE: \$5,500,000 (\$275 PSF)**



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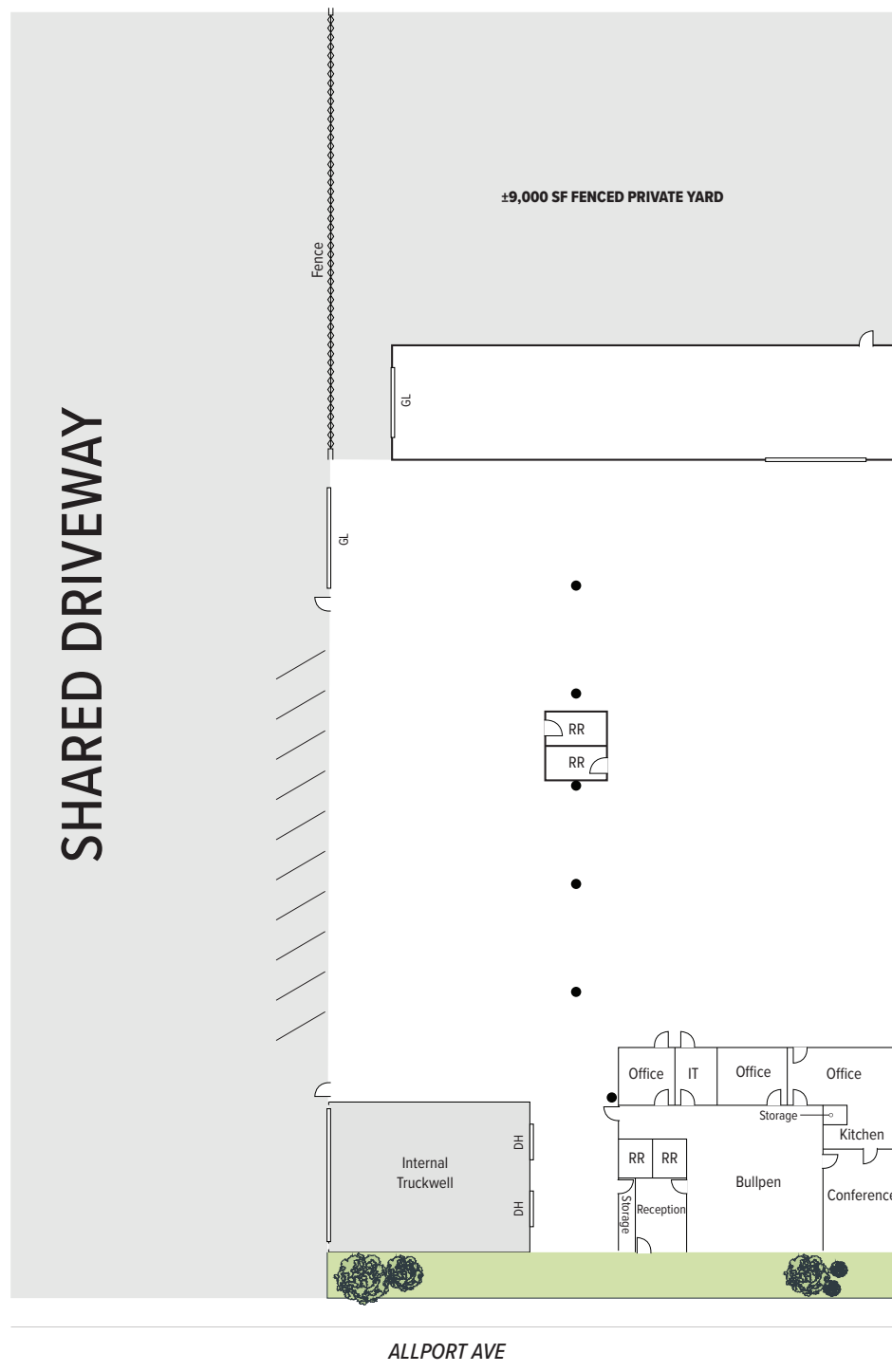
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**SITE PLAN**



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.



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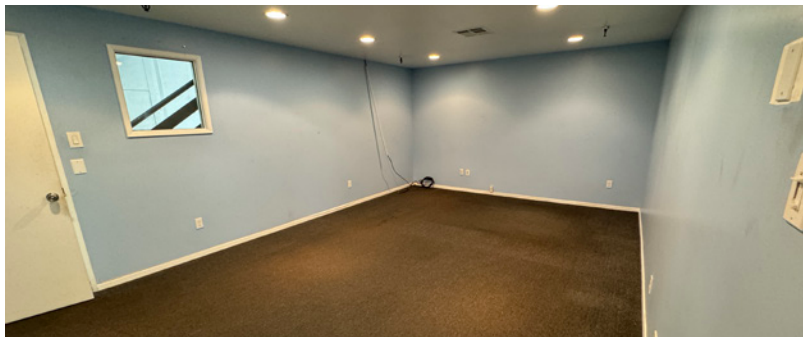
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### PROPERTY PHOTOS



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