


Property Name:

Town Center Business Park

Address:

10400 Pioneer Blvd, Santa Fe Springs, CA 90670

Cross Streets:

Pioneer Blvd/Telegraph Rd

Price Reduction- \$10,800,000
 Multi-Tenant Industrial/Flex For Sale
 Leased Investment & Owner User
 29,456 SF (Divisible) Available For An Owner User
 Adjacent to Restaurants, Retail, & Services Amenities

Sale Price: \$10,800,000.00
Sale Price/SF: \$222.77
Available SF: 48,481 SF
Prop Lot Size: 0.81 Ac / 35,284 SF
Taxes: \$81,550 / 2024
Yard: No
Zoning: ML-PD

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 6
DH Doors/Dim: 0
A: 1000 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1981
Whse HVAC: No
Parking Spaces: 119 / **Ratio:** 2.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 18,518 SF / 40
Restrooms: 10
Office HVAC: Heat & AC
Finished Ofc Mezz: 12,654 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 60 Days
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8009-026-031

Listing #: 43246546

Listing Date: 08/27/2025