

8221 Santa Fe Springs Rd.

Whittier, CA 90606



CAL WEST-CRE
COMMERCIAL REAL ESTATE

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and learn
more...**

TODAY.

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FOR SALE

New Commercial
Real Estate
Opportunity

WELCOME

to 8221-8224 Santa Fe Springs Rd. and 12561-12563 Persing Dr. Whittier, California. A versatile 4-unit mixed-use building offering a unique blend of permitted and conditionally permitted uses. There are 4 separate electrical meters and 2 water meters which allows for seamless multi-tenant occupancy. This opportunity is ideal for an

owner-user to occupy one or two units while leasing the other units for additional income. The property's flexible layout which includes spacious warehouses, well appointed office areas for administrative functions, and even an on-site living quarters for management makes this an excellent investment opportunity as

well. Located in a thriving business district, this property provides easy access to major highways and amenities ensuring convenience for employees and customers alike. Don't miss out on this prime commercial real estate opportunity in Whittier, California.

12563 Persing Dr.
966 SF
1-Bed 1-Bath

12561 Persing Dr.
2,085 SF

8221 Santa Fe Springs Rd.
2,000 SF
Month-to-Month

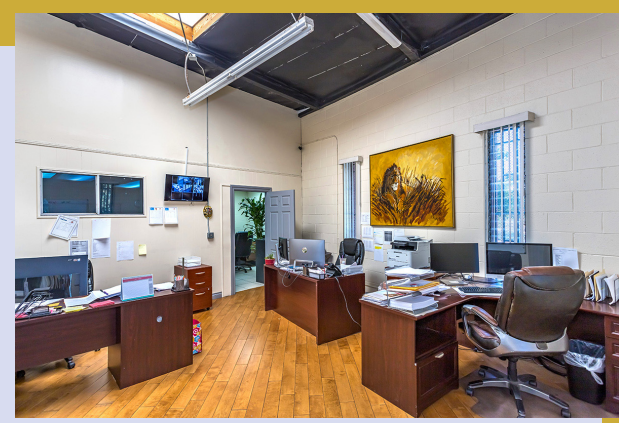
8224 Santa Fe Springs Rd.
2,164 SF
Month-to-Month



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BUILT IN 1977 ±7,215 TOTAL SQUARE FEET ±8,611 SQFT LOT SIZE FENCED AND GATED SEPERATELY METERED RENTS BELOW MARKET RATES 14' CLEARANCE HEIGHT

Call Us Today
for More
Information
and to Setup
an Appointment to Tour



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