PROPERTY OVERVIEW

Lee & Associates is pleased to present this 30,403 SF Flex R&D Office/Industrial Property located in the business-friendly community of Santa Fe Springs. The property consists of a high quality 1981 constructed concrete tilt up building, ideally situated for a business or investor looking to occupy the nearly 50% built out office portion and use the remaining 50% warehouse for manufacturing, distribution or research and development operations. Additionally, the property affords a buyer the added flexibility of growing into all this property has to offer as approximately 6,691 SF is currently leased to Custom Building Products for the next 3 years, and the building conveniently divides into a total of four (4) separate units individually metered. With approximately 7,000 SF of fully permitted upstairs office and additional office downstairs, this property can serve as corporate offices or headquarters for a wide variety of business. The business park that this property is a part of is professionally managed by the owners association, which has reasonable monthly dues of approximately $0.045 PSF, and they cover items such as landscaping, trash, parking lot maintenance and tree trimming.

LOCATION OVERVIEW

As part of the Town Center Business Park, a master planned 28 acre development, the Property is ideally located in the heart of the Mid Counties Industrial market, in the city of Santa Fe Springs. It features convenient access to the 605, I-5, 110, 60, and 91 freeways. The subject property is well situated to service the Los Angeles and Orange County marketplace, nearly 20 minutes from downtown LA and central Orange County. Additionally, the property is only 35 miles to the port of Long Beach and Los Angeles. Located near the corner of Pioneer and Norwalk Blvd., around the property is a convenient mix of retail amenities such as Padden Square featuring food and shopping, Geezer's restaurant in Heritage Park and many local cafe's and eateries. The Santa Fe Springs Town Hall Center is less than 1 mile to the property, and provides a business owner easy access to local municipalities.
COMPLETE PROPERTY HIGHLIGHTS

10410 PIONEER BLVD., SANTA FE SPRINGS, CA 90670

FOR SALE

30,403 SF

PROPERTY HIGHLIGHTS

• Town Center Business Park
• Free Stading Building
• High Image Professional Appeal
• 28 Acre Master Planned Business Park
• Flex R&D Office/Industrial Property
• Owner Can Occupy up to 23,712 SF
• Four (4) Unit Divisible Property
• Appro. 49% Office (+/- 15,000 SF)
• 3:1 Parking Ration (90 Spaces)
• Ample Restrooms Throughout (7+)
• Appro. 51% Warehouse (+/- 15,403 SF)
• Six (6) Grade Level Loading Doors
• 24' Ceiling Clearance
• 600+ AMP Power (verify)
• Private Fenced Yard
• Convenient Freeway Access
• Located Near Banks, Shops & Restaurants, Post Office, City Hall
• Low Association Dues: $0.045
• Existing Layout Can Accommodate up to 19,000 +/- Office

FOR SALE

10410 PIONEER BLVD., SANTA FE SPRINGS, CA 90670

CHRISTOPHER J. DESTINO
Principal
714.564.7181
cdestino@lee-associates.com
BRE #01447060

my.leeorange.net/261156-sale
FOR SALE

10410 PIONEER BLVD., SANTA FE SPRINGS

30,403 SF

ADDITIONAL PHOTOS

FOR SALE

10410 PIONEER BLVD., SANTA FE SPRINGS

30,403 SF

CHRISTOPHER J. DESTINO
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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All information contained herein has been provided by Seller and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer and interested parties should independently verify all information communicated by these sources.
FOR SALE

10410 PIONEER BLVD., SANTA FE SPRINGS

30,403 SF

Second Floor Plan

First Floor Plan

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SITE PLAN - UNIT DIVISIONS
10410 PIONEER BLVD., SANTA FE SPRINGS

FOR SALE
30,403 SF

NOTE: Existing Layout Can Accommodate up to 19,000 +/- Office for Owner/User to Occupy

Potential Available Warehouse Portion. = approx 8,712 SF

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## For Sale

**10410 Pioneer Blvd., Santa Fe Springs**

### Rent Roll with Unit SF Breakdown

<table>
<thead>
<tr>
<th>Tenant Name</th>
<th>Unit Number</th>
<th>Unit Size (SF)</th>
<th>Lease Start</th>
<th>Lease End</th>
<th>Monthly Rent PSF</th>
<th>% of Building</th>
<th>Price Per SF/YR</th>
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</thead>
<tbody>
<tr>
<td>Owner</td>
<td>1a</td>
<td>1,112</td>
<td></td>
<td></td>
<td></td>
<td>6.94</td>
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<tr>
<td>Owner (Digital Image Solutions)</td>
<td>1b</td>
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<td>Owner</td>
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<tr>
<td>Owner (G&amp;G Solutions, Inc.)</td>
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<td>Custom Building Products, Inc.</td>
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<td>6,691</td>
<td>9/1/16</td>
<td>8/31/19</td>
<td>$0.75</td>
<td>22.01</td>
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<tr>
<td><strong>Totals/Averages</strong></td>
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<td><strong>30,403</strong></td>
<td></td>
<td></td>
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</tbody>
</table>

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FOR SALE

10410 PIONEER BLVD., SANTA FE SPRINGS

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