

**FOR LEASE
OR SALE**

9640

Santa Fe Springs Rd
Santa Fe Springs, CA



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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1.3 acre Industrial Land Site (58,148 SF)

9640 Santa Fe Springs Rd



PROPERTY HIGHLIGHTS

- 1.3 acre Industrial Land Site (58,148 SF)
- (2) Parcels: APN# 8167-002-029; 8167-002-029
- Small Office Building with additional storage structures
- (2) Restrooms
- Currently 3 tenants on Month-To-Month Leases
- Billboard On-Site (contact broker for details)
- 3 Driveways
- (2) Seperate Electrical Meters
- Concrete Paved Yard
- 232' Street Frontage on Santa Fe Springs Rd.
- Zoning: Waste Disposal Inc. Site (WDI Specific Plan) [Click Here](#) to View Permitted Uses and Environmental Restriction Covenants
- Available 45-60 days.
- Lease Rate: \$0.50 PSF Gross
- Sale Price: TBD

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Proposed Construction of 212,500 SF Building with 400 + Truck Parking

Driveway Easement Future Driveway for Trucking Development on Adjacent Property

EXCLUSIVE AGENTS



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 **HUTAK & DeROUSSE**
MID COUNTRY INDUSTRIAL