



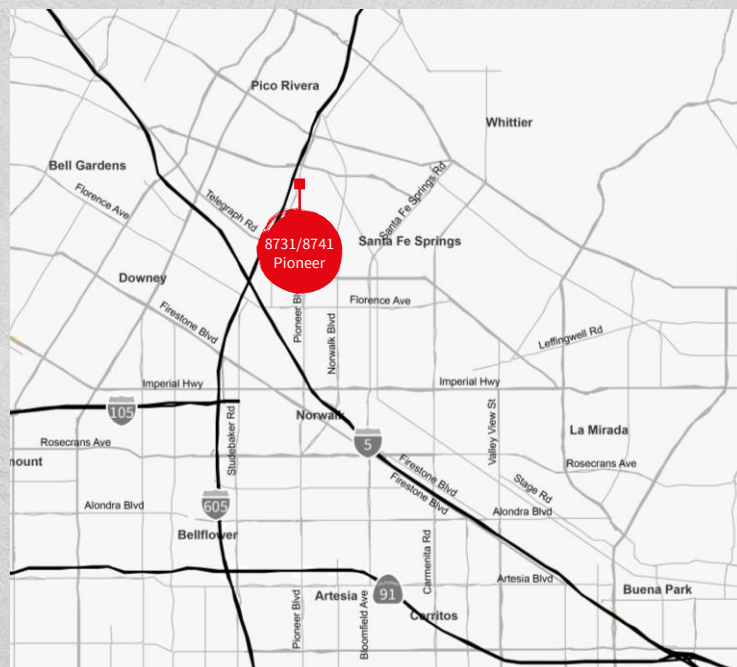
59,905 square feet

For lease or sale

8731 & 8741 Pioneer Boulevard, Santa Fe Springs, CA 90670

Highlights

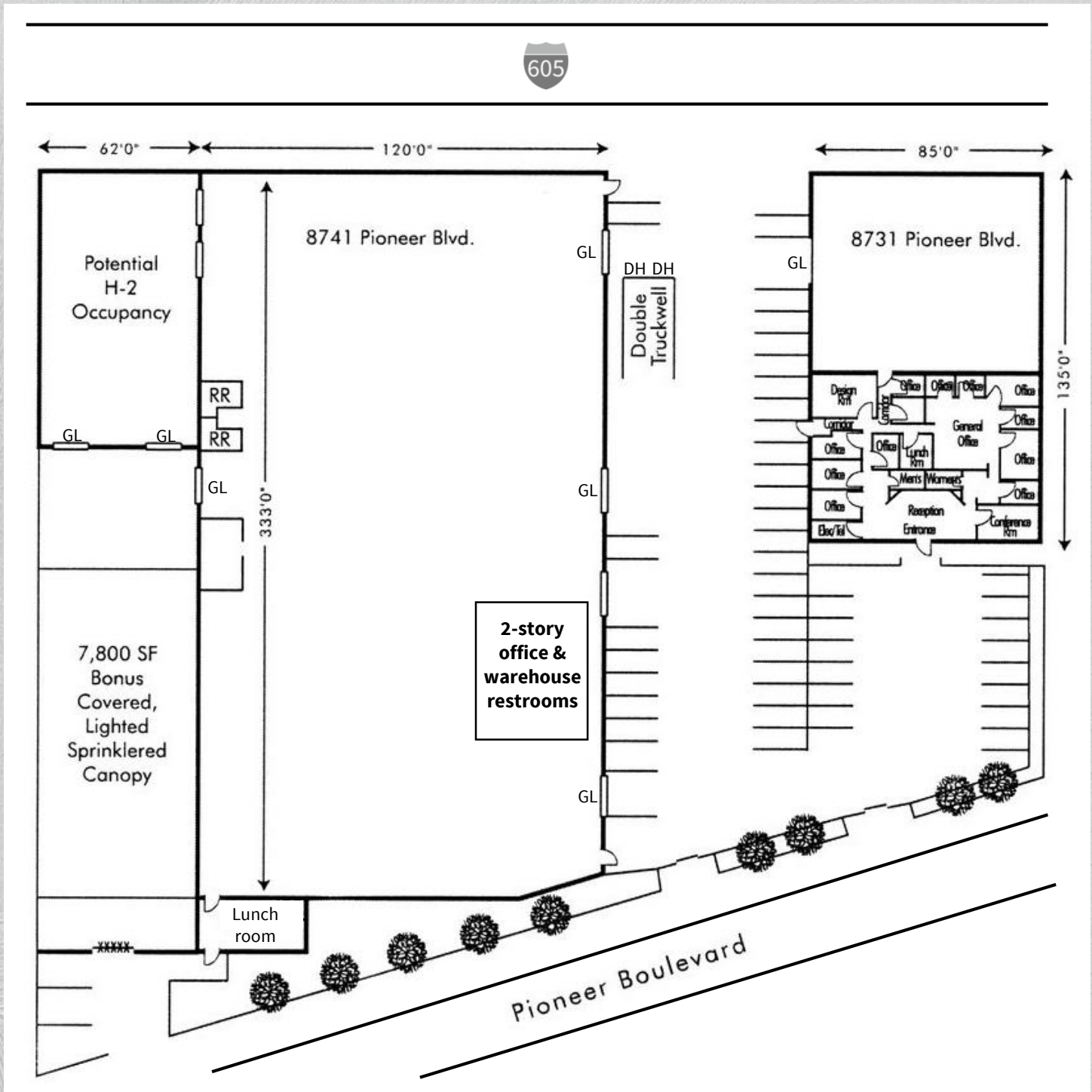
- 59,905 s.f. manufacturing/warehouse facility (8731 Pioneer 11,743 s.f. / 8741 Pioneer 48,162 s.f.)
- 7,000 square feet of office space (8731 Pioneer 5,950 s.f. / 8741 Pioneer 1,050 s.f.)
- 7,800 s.f. bonus covered/sprinklered canopy area
- Large fenced yard
- 1600 amps, 277/480 volts (2 panels, 1200 amps and 400 amps)
- Freeway visible – signage possible
- Fire sprinklers
- Minimum 19' warehouse clearance
- Two (2) DH (exterior truckwell) & seven (7) GL doors
- Gas service
- Shop restrooms with office above
- Potential H occupancy section
- For Lease: \$0.84/s.f. gross per month
- For Sale: \$169/s.f.



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Site plan



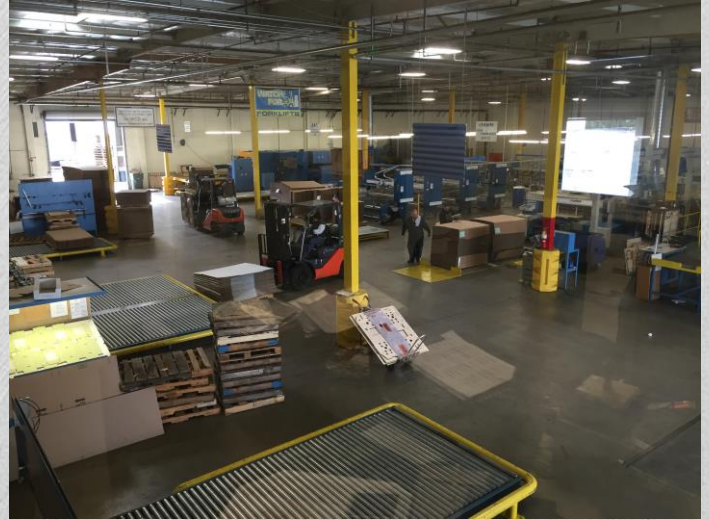
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Photos



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