



±53,176 SF INDUSTRIAL BUILDING ON 2.87 ACRES | FOR SALE OR LEASE



12979 Sandoval Street
Santa Fe Springs, CA 90670

**FOR SALE OR
FOR LEASE**

**±57,176 SF New
Industrial Building**



PRICE: \$8,082,792.00 (\$152.00/SF)

TERMS: All cash; Seller financing possible; Installment sale; Seller will consider a 2nd TD

LEASE RATE: \$35,627.92 per month (\$0.67/SF NNN) asking

TERMS: Minimum 5 year term
Lease with option to purchase

FEATURES

- Office to Suit — 3,961 SF of Office Mezzanine
Bonus square footage not included in sales price!
- Eight 10 x 10 DH Loading Doors
- Two 12 x 14 GL Loading Doors
- 120' Truck Turning Radius (Including Driveway Easement)
26' Minimum Clearance Height
- ESFR Fire Sprinkler System
- 2400 AMPs, 277/480 Volts or Power
- 90 Parking Spaces

For More Information, Contact:

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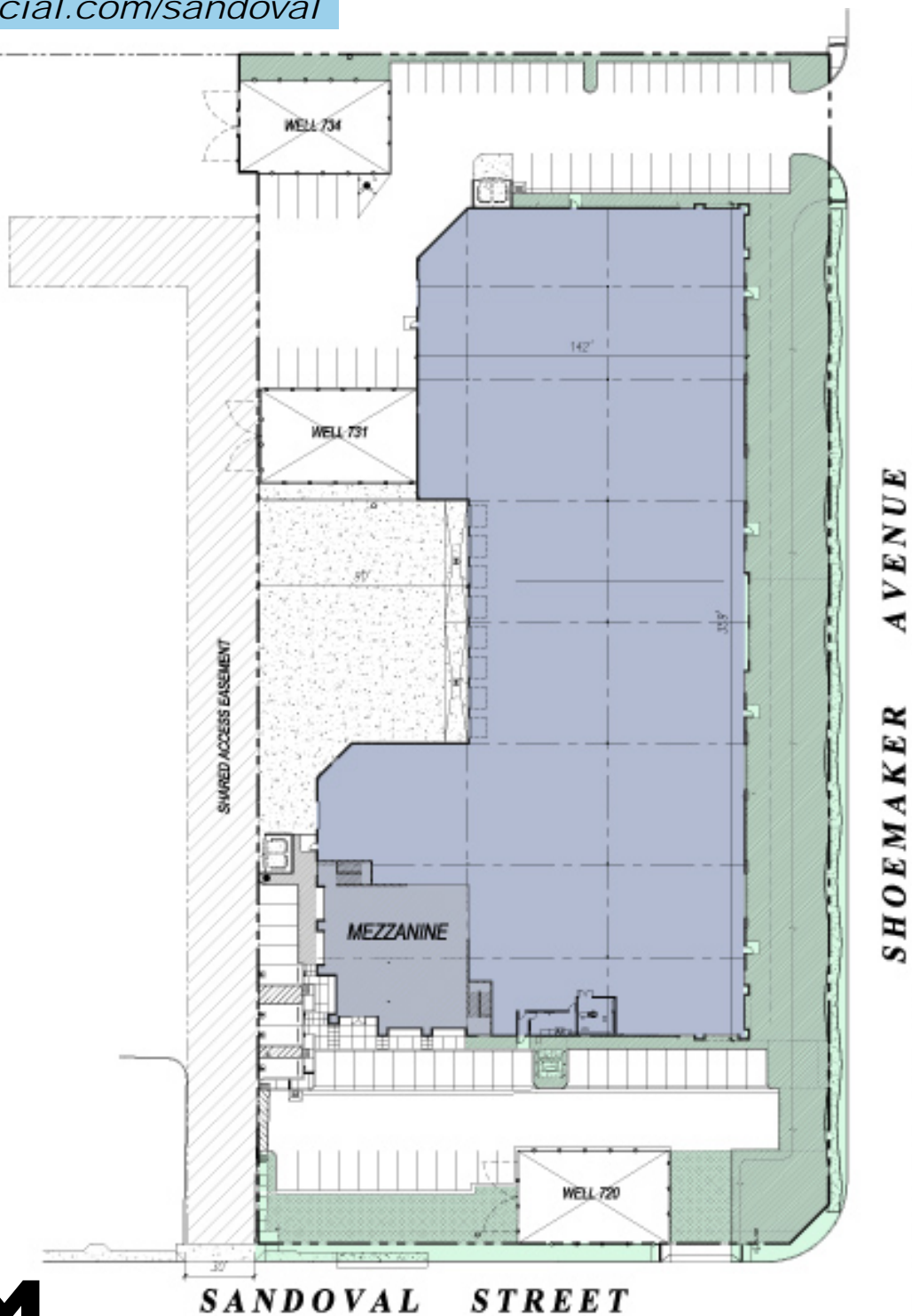


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www.daumcommercial.com/sandoval



DAUM
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