



**Property Name:** Pacific Springs Business Park  
**Address:** 12035 Burke St, Unit 15, Santa Fe Springs, CA 90670  
**Cross Streets:** Sorensen Ave/Burke St

High Image Master Planned Business Park  
 Premier Location That Serves The Entire Los Angeles Region  
 Immediate Access To The 605 And 5 Freeways  
 Great Street Frontage  
 Two Private Office - Large Office and/or Conference Room  
 A Variety of Sizes Available - Call Broker

|                       |                     |                                |                  |                              |              |
|-----------------------|---------------------|--------------------------------|------------------|------------------------------|--------------|
| <b>Lease Rate/Mo:</b> | TBD                 | <b>Sprinklered:</b>            | Yes              | <b>Office SF / #:</b>        | 1,203 SF / 2 |
| <b>Lease Rate/SF:</b> | TBD                 | <b>Clear Height:</b>           | 15'              | <b>Restrooms:</b>            | 2            |
| <b>Lease Type:</b>    | Gross               | <b>GL Doors/Dim:</b>           | 1                | <b>Office HVAC:</b>          | Heat & AC    |
| <b>Available SF:</b>  | 2,271 SF            | <b>DH Doors/Dim:</b>           | 0                | <b>Finished Ofc Mezz:</b>    | 0 SF         |
| <b>Minimum SF:</b>    | 2,271 SF            | <b>A: 100 V: 120/208 O: W:</b> |                  | <b>Include In Available:</b> | No           |
| <b>Prop Lot Size:</b> | POL                 | <b>Construction Type:</b>      | TILT UP          | <b>Unfinished Mezz:</b>      | 0 SF         |
| <b>Term:</b>          | Acceptable to Owner | <b>Const Status/Year Blt:</b>  | Existing / 1991  | <b>Include In Available:</b> | No           |
| <b>Sale Price:</b>    | NFS                 | <b>Whse HVAC:</b>              | No               | <b>Possession:</b>           | Now          |
| <b>Sale Price/SF:</b> | NFS                 | <b>Parking Spaces:</b>         | / Ratio:         | <b>Vacant:</b>               | Yes          |
| <b>Taxes:</b>         |                     | <b>Rail Service:</b>           | No               | <b>To Show:</b>              | Call broker  |
| <b>Yard:</b>          | No                  | <b>Specific Use:</b>           | Warehouse/Office | <b>Market/Submarket:</b>     | MidCounties  |
| <b>Zoning:</b>        | M-2                 |                                |                  | <b>APN#:</b>                 | 8168-002-402 |

**Listing Company:** The Klabin Company

**Agents:** [Zach Middleton 310-329-9000](#), [Max Farkas 310-329-9000](#)

**Listing #:** 44553633

**Listing Date:** 03/19/2026

**FTCF:** CB300N00S000/OAA

**Notes:** Sprinkler calculation: .21/1500. Polished concrete flooring. Skylights & LED motion sensor lighting throughout the warehouse. Lessee to verify all information contained herein.



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**KLABIN.COM**

19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

**310.329.9000**





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

