



Property Name: Pacific Springs Business Park
Address: 12035 Burke St, Unit 13/14, 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
 A Variety of Sizes Available - Call Broker

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	2,000 SF / 2
Lease Rate/SF:	TBD	Clear Height:	15'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	8,392 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,392 SF	A: 100 V: 120/208 0: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1991	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	MidCounties
Zoning:	M-2			APN#:	8168-002-402

Listing Company: The Klabin Company

Agents: [Zach Middleton 310-329-9000](mailto:zach.middleton@klabin.com), [Max Farkas 310-329-9000](mailto:max.farkas@klabin.com)

Listing #: 44753340

Listing Date: 04/22/2026

FTCF: CB300N000S000/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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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

