13245 Florence Avenue

SANTA FE SPRINGS, CALIFORNIA

AVISON YOUNG

IOS M-2 Zoned Land with CTU Building

Patrick Barnes
Principal
+1 213 618 3826
License No. 01333182
patrick.barnes@avisonyoung.com

Paul Clark
Vice President
+1 213 618 3827
License No. 01949697
paul.clark@avisonyoung.com

SALE OPPORTUNITY

AVAILABLE TO TOUR

THE OFFERING

Executive Summary

Avison Young is pleased to present **13245 Florence Avenue**, an exceptional value-add investment or owner-user opportunity located in the highly desirable industrial submarket of Santa Fe Springs, CA. This rare offering features a low site-covered, **heavy industrial (M-2)** property situated on approximately **±1.60 acres**, providing flexibility for a wide range of industrial uses.

Constructed in 1977, the property features an **11,872 SF concrete tilt-up industrial building** with ground-level loading and significant excess land. Improvements include a fully fenced and partially paved yard, two points of ingress/egress, dedicated on-site parking, distributed power, and approximately 2,247 SF of covered outdoor awning, suitable for manufacturers, contractors yard, or IOS uses.

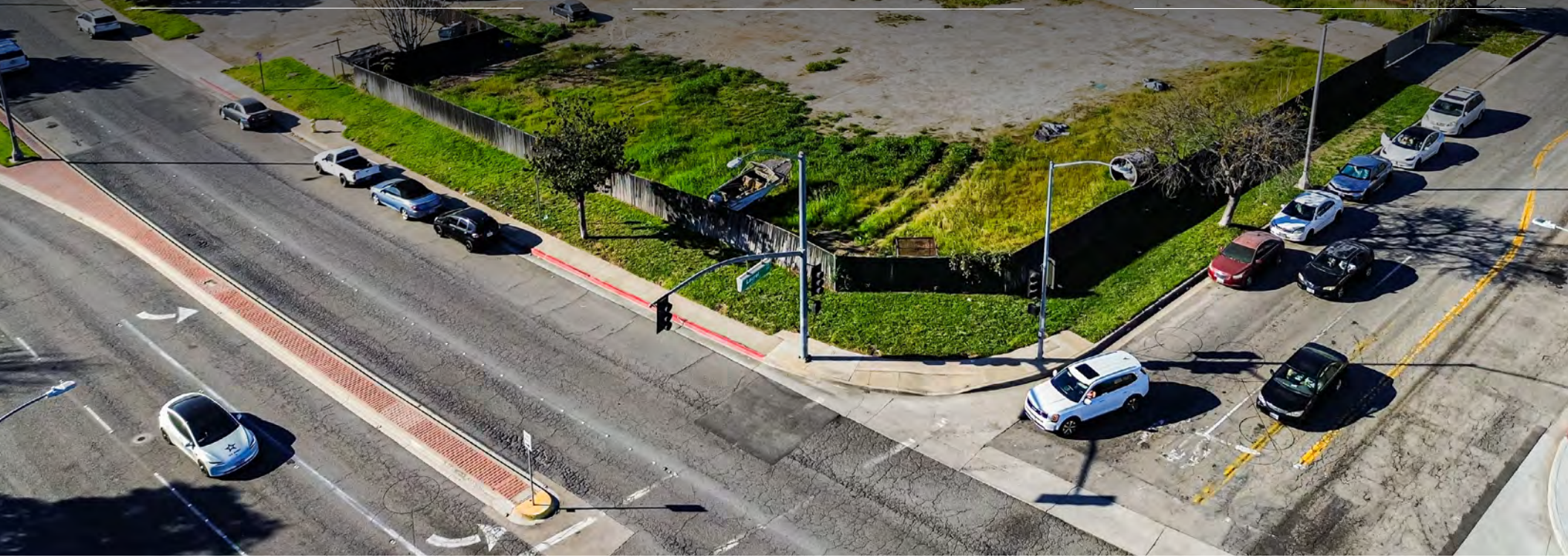
The property benefits from **excellent street visibility on signalized intersection** and proximity to nearby amenities, making it attractive for both employees and operations. Located within the highly sought-after Mid-Counties industrial submarket, Santa Fe Springs is known for its extensive industrial base and flexible heavy industrial zoning, supporting a broad range of permitted uses.

With its strategic location, low site coverage, heavy industrial zoning, and functional building improvements, the property offers a compelling opportunity for a value-added investor or owner-user seeking a versatile industrial asset.

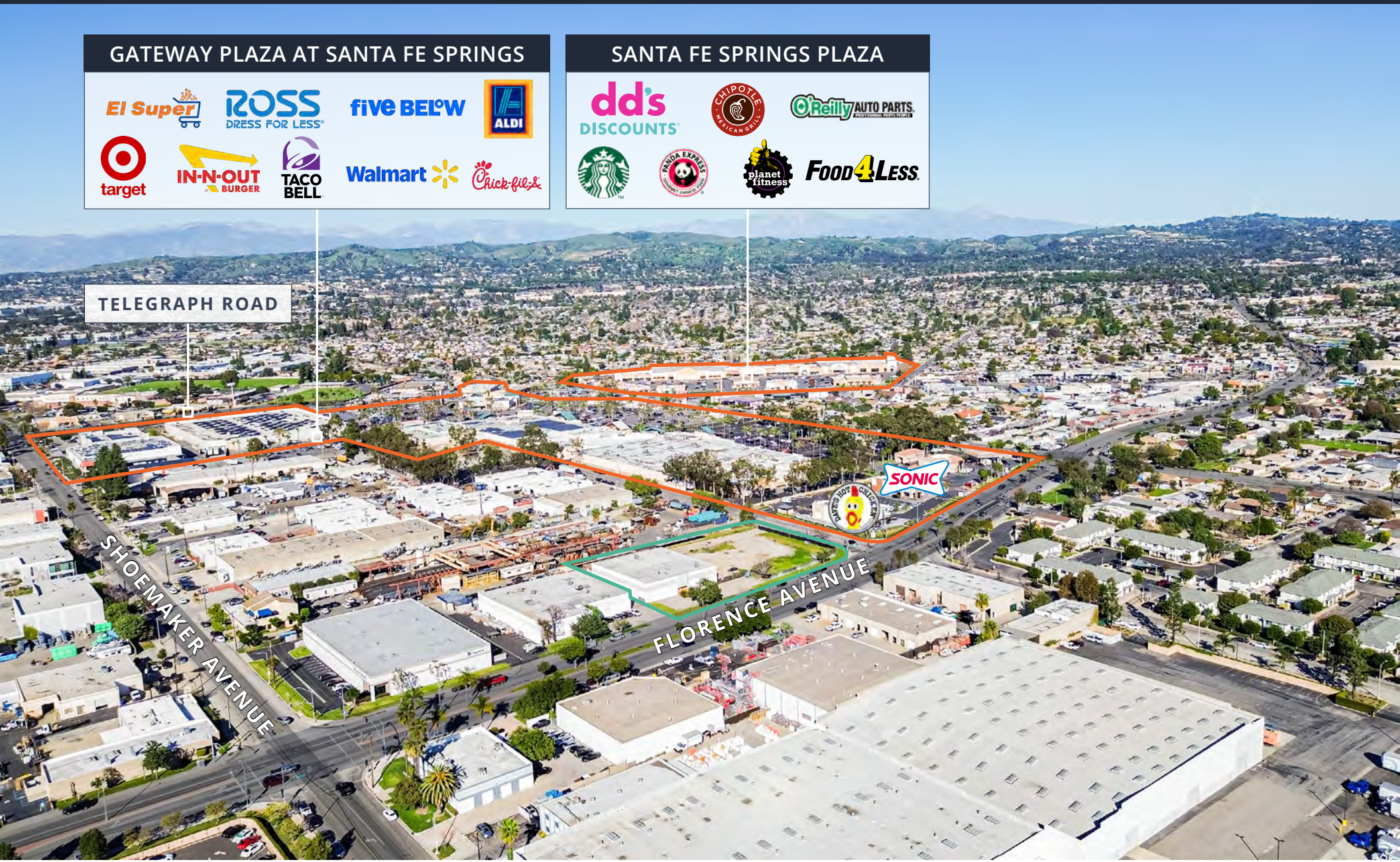
OFFERING PRICE	**$8,500,000**
BUILDING AREA	±11,872 SF
LAND AREA (SF / AC)	±69,491 SF / ±1.60 AC
ZONING	M-2
APN	8011-012-063; 064
YEAR BUILT	1977
GROUND LEVEL LOADING	Two (12'x14')
MIN. CLEAR HEIGHT	22'
YARD	Fully fenced and secured yard with two ingress/ egress off Florence Ave and Laurel Ave.
SITE COVERAGE	20%
POWER	800A, 277/480V

INVESTMENT HIGHLIGHTS

- Two Legal Parcels with M-2 Heavy Industrial Zoning
- Large fenced and secured yard (partially paved)
- Low 20% site coverage providing substantial yard area for outside storage, vehicle parking, or IOS functionality.
- Major street frontage and high visibility at the signalized intersection along Florence Avenue.
- Immediate access to 5 & 605 Freeways
- Proximity to a strong amenity base, including Gateway Plaza at Santa Fe Springs, offering dining, retail, and daily services for employees.
- Corner site with two (2) street access, allowing efficient circulation and operation flexibility
- Well suited for owner-users, contractors, manufacturers, or IOS users seeking heavy industrial zoning with excess yard.
- Heavy power with 800 amps at 277/480 volts, supporting a wide range of industrial and manufacturing uses.



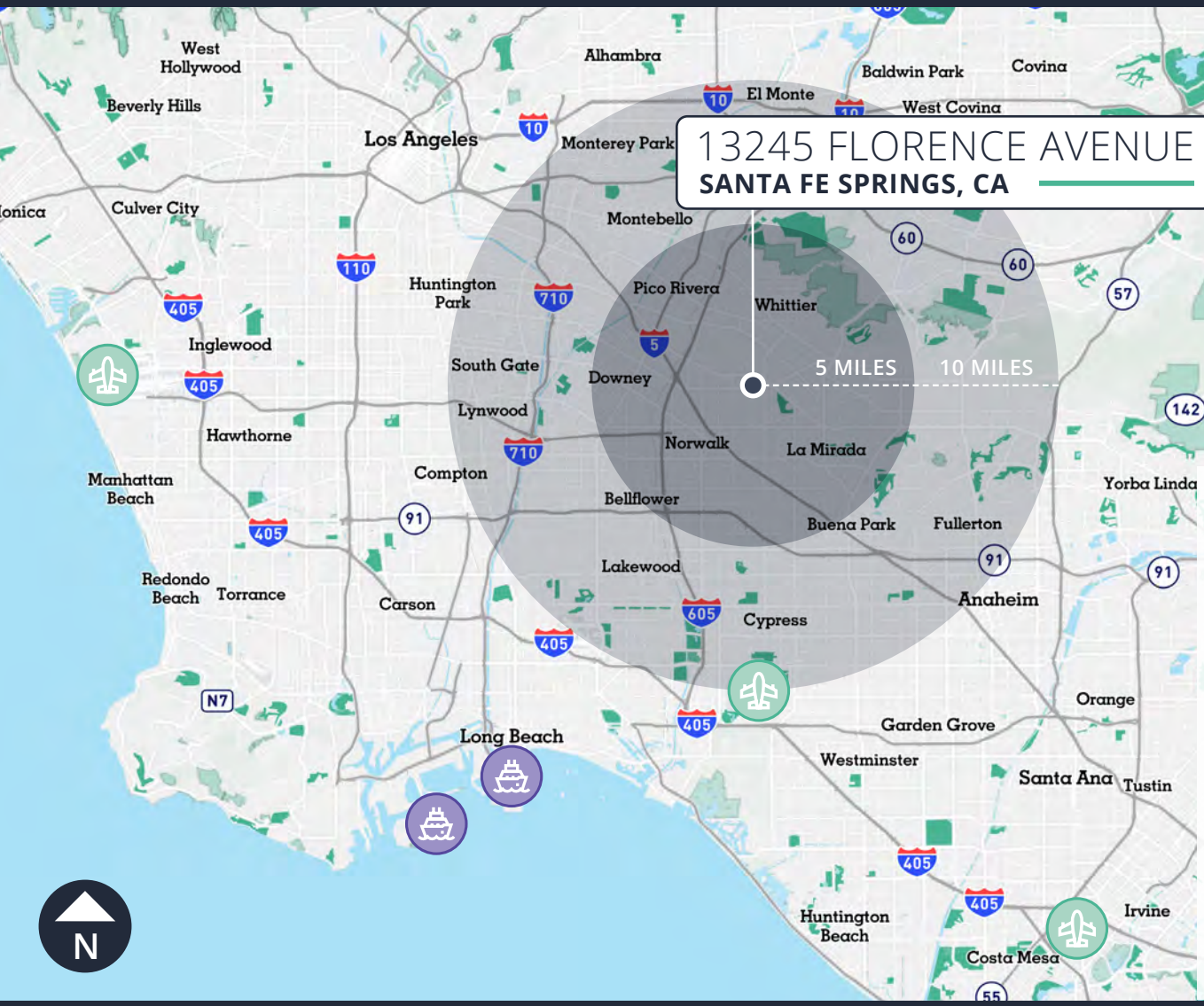
AERIAL NEARBY RETAIL LOCATIONS



AERIAL INDUSTRIAL NEIGHBORS

PARCEL MAP

REGIONAL MAP



DEMOGRAPHICS

(®CoStar)

DEMO	5 MILE RADIUS	10 MILE RADIUS
POPULATION	501,434	2,269,679
MEDIAN AGE	39.2	38.2
HOUSEHOLDS	148,303	662,100
AVERAGE HH INCOME	$108,905	$100,831
MEDIAN HOME VALUE	$709,872	$709,872

KEY DISTANCES

PORT OF LA & LONG BEACH
23 MILES

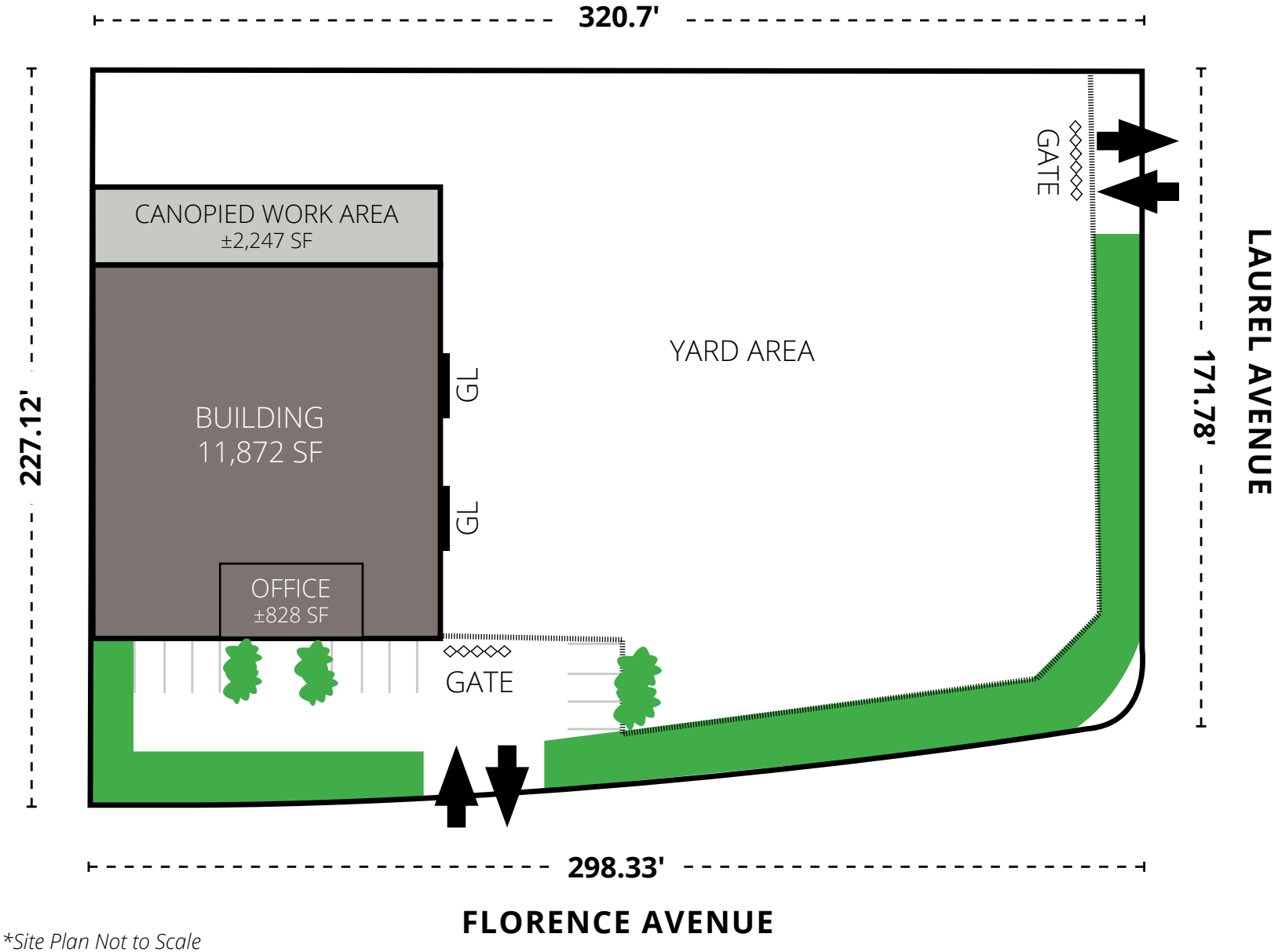
LAX (LA INTERNATIONAL)
25 MILES

LONG BEACH AIRPORT
18 MILES

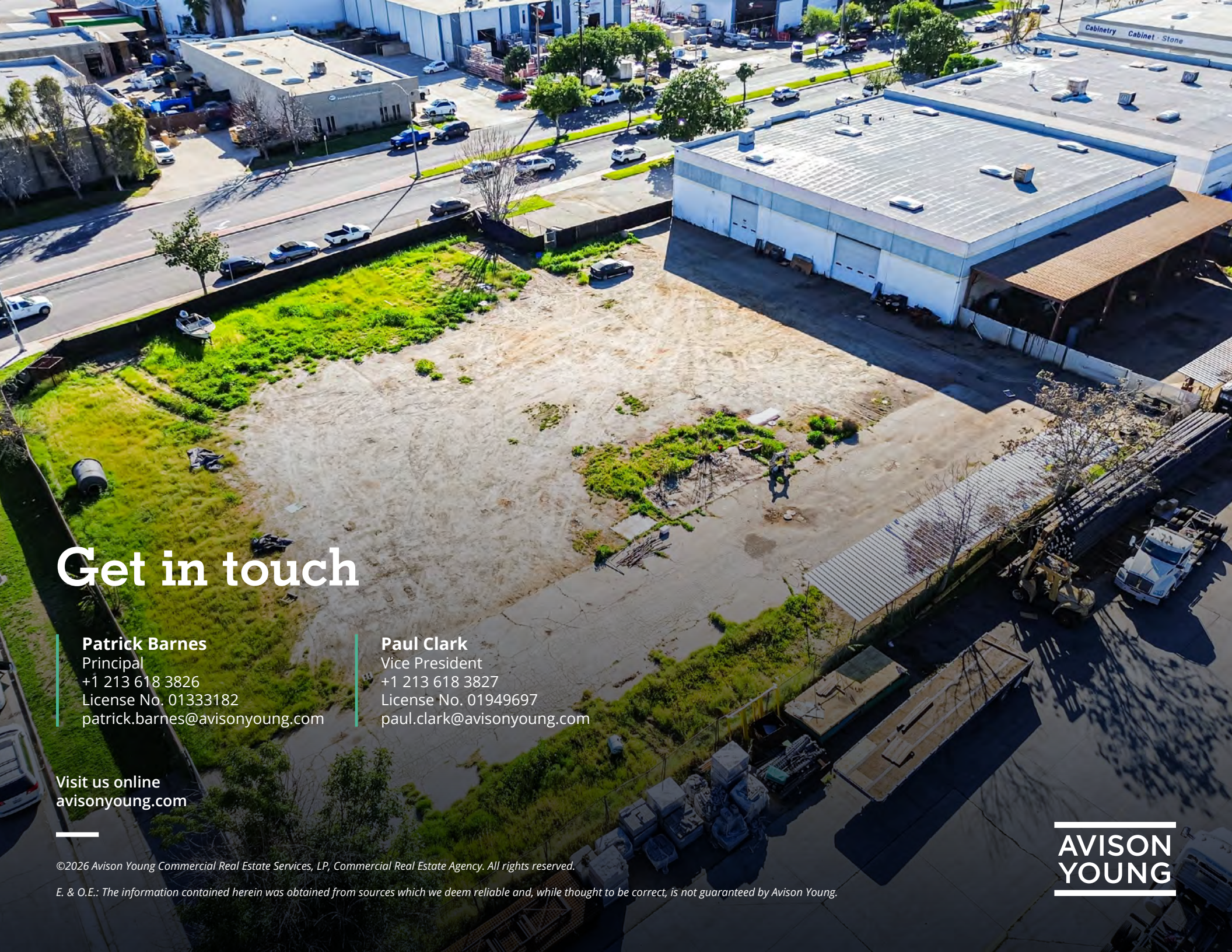
JOHN WAYNE (SNA)
25 MILES

ONTARIO AIRPORT
35 MILES

SITE PLAN



*Site Plan Not to Scale



Get in touch

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