

530 N BALDWIN PARK BLVD

CITY OF INDUSTRY | CA

FOR SALE & LEASE
58,500 SQ. FT. INDUSTRIAL BUILDING



OAKTREE

**CONSTRUCTION
COMPLETED!!!**

PROHIBITED VEHICLES PARKED
IN DESIGNATED ACCESSIBLE
SPACES OR VEHICLES
OCCUPYING PARKING SPACES
OR OTHER LOT/PAVING SPACES
WILL BE TOWED AWAY
AT THE OWNER'S EXPENSE

TOWNS VEHICLES
WILL BE TOWED AT
OWNER'S EXPENSE
IF PARKED IN
PROHIBITED AREAS
OR OTHER LOT/PAVING SPACES
WILL BE TOWED AWAY
AT THE OWNER'S EXPENSE

NOTICE
NO PARKING
IN AREAS
MARKED AS
FIRE LANE
VIOLATING VEHICLES
WILL BE CITED
OR TOWED AT
OWNER'S EXPENSE
CITY OF INDUSTRY, CA 91746

ASKING PRICE: TBD

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Property Highlights

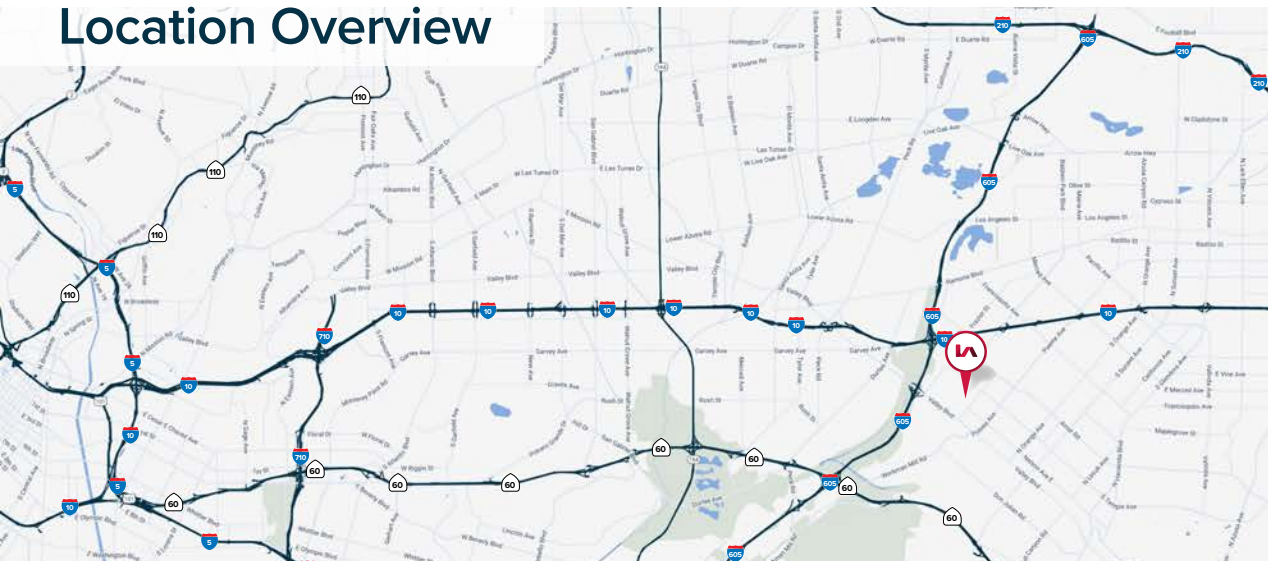
- ±58,500 Sq. Ft. Building on 2.79 Acres
- ±5,000 Sq. Ft. of Office Space
- 6 Dock High Doors with 3, 45,000 lbs Mechanical Levelers
- 1 Ground-Level Door
- 32' Clear Height
- ESFR Fire Sprinklers
- 2,000 Amps of Power, 277 / 480 Volts
- 97 Vehicle Parking Spaces
- Fully Fenced and Secured Yard



Corporate Neighbors



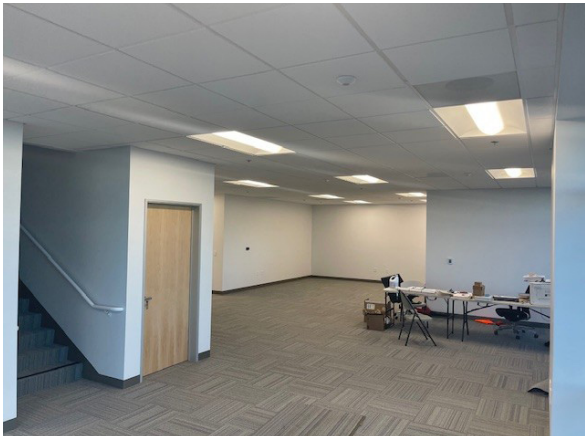
Location Overview



530 N Baldwin Park Blvd Distance From:

-  **Ontario Int'l Airport (ONT)** 26.2 Mi.
-  **Downtown Los Angeles** 16.4 Mi.
-  **Los Angeles Int'l Airport (LAX)** 31.2 Mi.
-  **Ports of Los Angeles & Long Beach** 35.1 Mi.

Property Photos



530 N Baldwin Park Blvd | Industry, CA