

15232

ARROW HWY. BALDWIN PARK, CA. 91706

± 2,100-8,400 SF INDUSTRIAL UNITS ON ±20,038 SF LAND



Exclusively
Offered by:

Marshal Solis
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4160 Temescal Canyon Rd. Suite 500 Corona CA. 92883

LEASES:

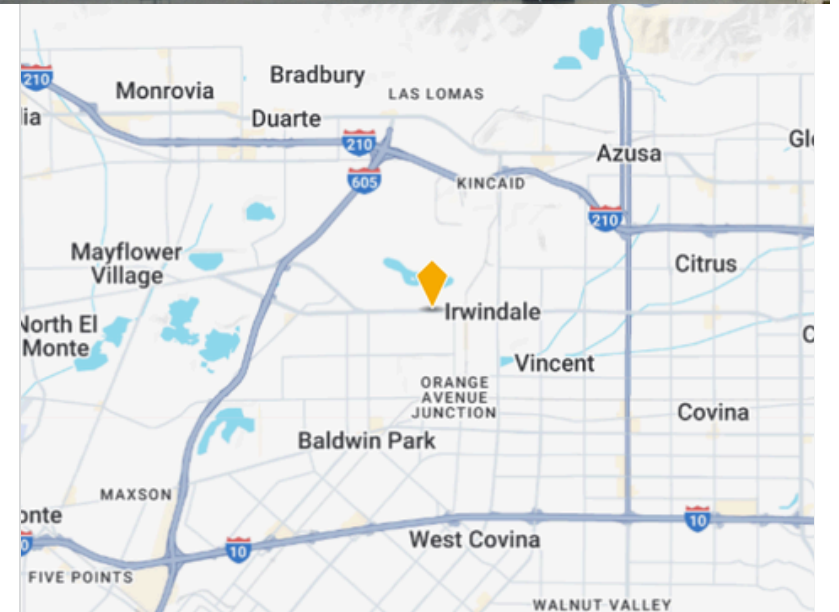
Unit A - Leased - \$2,800.00 MG. Lease expires 12/31/2026 (4-year option)

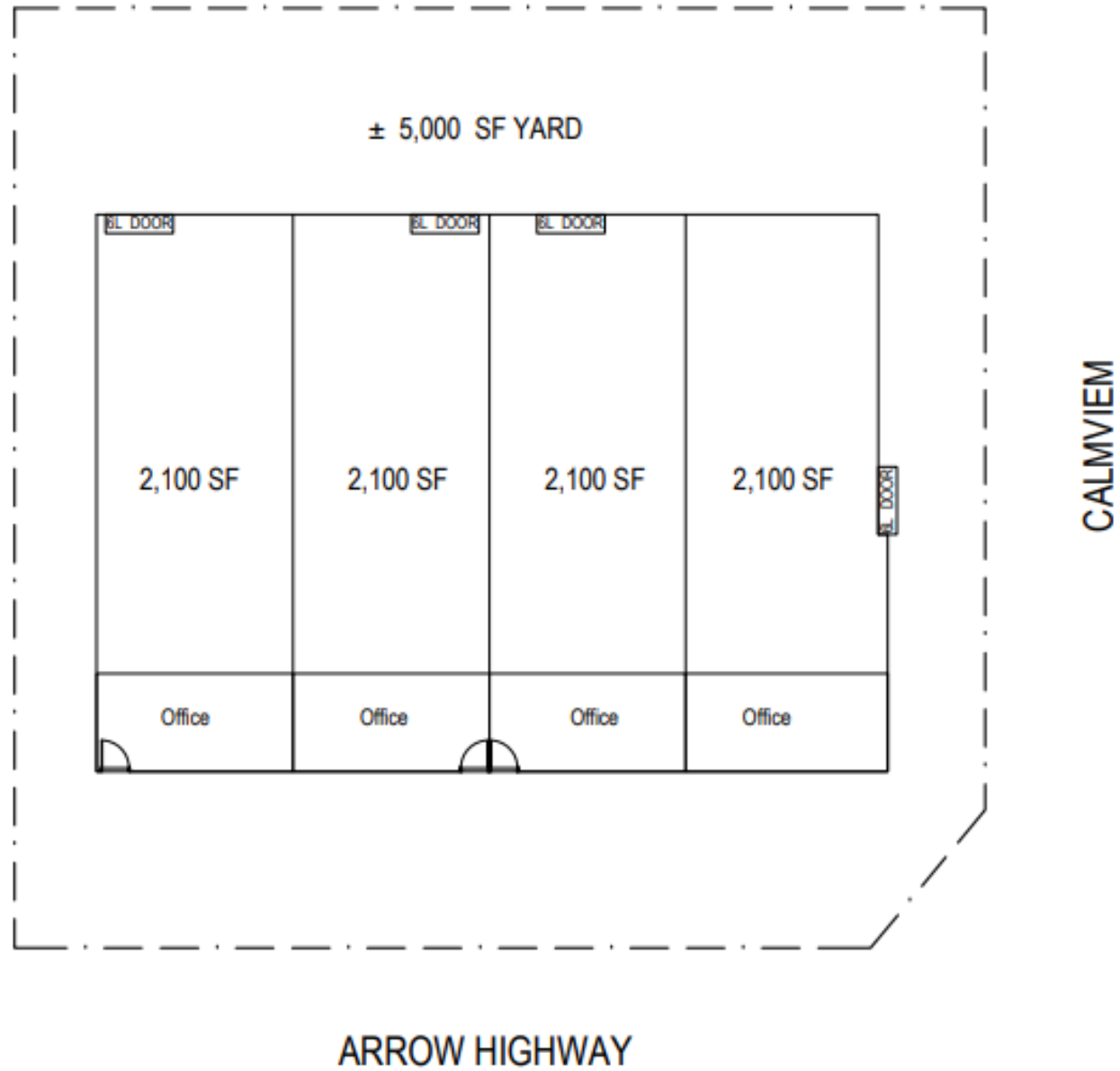
Unit B - Leased - \$3,000.00 MG. 3% annual increases. Lease Expires 4/8/2029

Unit C - Leased - \$3,000.00 MG. 3% annual increases. Lease Expires 4/8/2029

Unit D - Leased - \$3,028.40 MG. 3% annual increases. Lease expires 1/31/2030

BUILDING ADDRESS	15232 Arrow Hwy. Baldwin Park CA. 91706
BUILDING SIZE	± 8,400 SF-Each unit +/-2,100 SF.
DIVISIBILITY OPTIONS	Four (4) Units
LAND SIZE	± 0.46 Acres (20,038 SF)
ELECTRICAL SERVICE	Each unit seperately metered
WAREHOUSE CEILING CLEARANCE	± 12' ft. Minimum Clearance
OFFICE AREA	Each unit offers a reception area, a private office, and restrooms
YARD	Fenced & gated common yard
LOADING	Four (4) Ground Level Doors
YEAR BUILT	1958
GAS	Each unit seperately metered
OTHER	\$1,600.00 per year billboard income, paid quarterly.







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FENCED COMMON YARD

FOR SALE OR LEASE

INVESTOR OPPORTUNITY