

# INDUSTRIAL BUILDING

## FOR SALE

11878 Clark St, Arcadia, CA 91006



### *Property Highlights:*

- Well-maintained Light Industrial warehouse building in Arcadia. Built in 2000
- Conveniently located in upper San Gabriel Valley with easy access to Fwy 605, 10, & 210
- 4 loading docks including 2 ground level and 2 dock high level docks
- Approx. 5,717 sq.ft. of two-story office space and roughly 19,682 sq.ft. of warehouse area, equipped with security system
- Clear heights: 26 ft. with sprinkler system
- Gated 1.03 acre lot with 40 parking spaces

### **CONTACT:**

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**SALE PRICE: \$9,600,000**

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## *Property Information*

**SALE PRICE: \$9,600,000**

**BUILDING SIZE: 25,399 SF**

**LOT SIZE: 1.03 Acre**

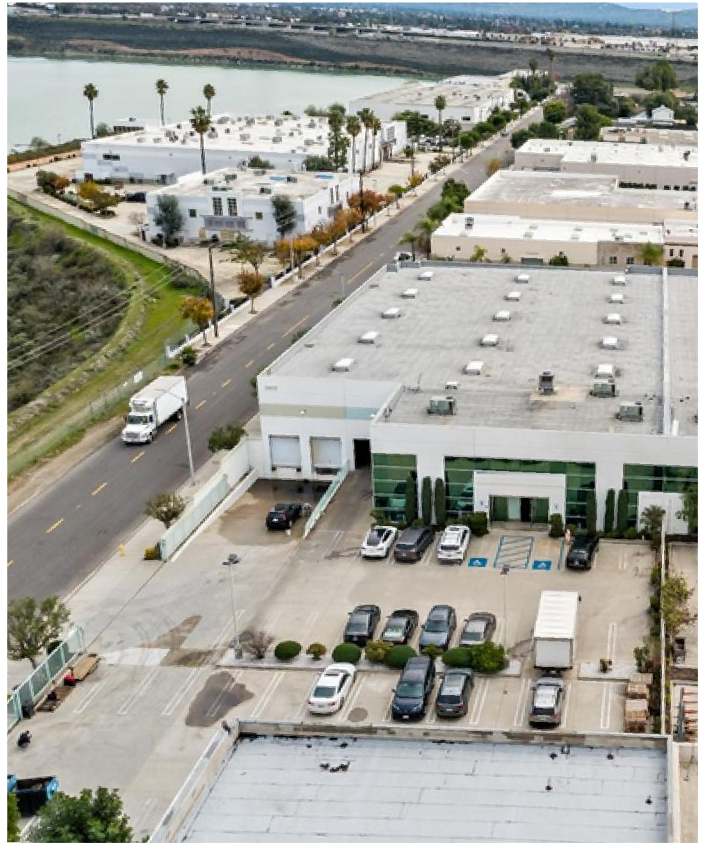
**OFFICE SIZE: +/- 5,717 SF**

**2 DOCK HIGH LOADING DOCKS**

**2 GL LOADING DOORS**

**CLEAR HEIGHTS: 26'**

**PARKING SPACES: ~40**



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## ***PROPERTY OVERVIEW***

Exceptional opportunity to acquire a well-kept light industrial warehouse in the City of Arcadia. The property offers excellent freeway access to the 605, 10, and 210 freeways, making it ideal for distribution or owner-user operations. The approximately 25,399 square foot building features Aprox. 5,717 square feet of two-story office space and roughly 19,682 square feet of warehouse area with estimated clear heights of 24–26 feet. The facility is equipped with a security system, 2 dock high, 2 ground level loading doors, and ample parking with approximately 40 spaces within a secured, gated lot. Suitable for both investors and owner-users, this property presents strong functionality and long-term value.

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