

# For Sale - Baldwin Park - Commercial/Industrial Zone

15320 Arrow Hwy, Baldwin Park, CA 91706

**MGR**  
Real Estate



MGR Real Estate, Inc. is proud to offer this rare – two parcel commercial/industrial property located in the Baldwin Park Industrial district. Dual-parcel offering totaling  $\pm 20,006$  SF of land, featuring a  $\pm 4,500$  SF building on one parcel and an additional  $\pm 10,002$  SF adjacent lot, property is completely fenced and secured. Surrounded by commercial/industrial and heavy industrial businesses, this site supports a wide range of uses including automotive, manufacturing, warehousing, and service operations. Positioned along Arrow Highway, the property benefits from strong visibility, efficient access, and flexible commercial/industrial zoning, making it highly attractive for any buyer.

## Property Description:

- APN# 8413-001-020 -  $\pm 4,500$  sf Building  
 $\pm 10,004$  sf of Land
- APN# 8413-001-021-  $\pm 10,002$  sf of Land
- Zoning: BPI (Baldwin Park Industrial)

**Asking Price: \$2,400,000**

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15428 Civic Drive Suite 100 Victorville, CA 92392 Office: 760.955.7888 Fax : 760.955.7796

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*No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.*

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## Property Description:

- 15320 Arrow Hwy, Baldwin Park, CA 91706
- APN# 8413-001-020 - ± 4,500 sf Building situated on ± 10,004 sf of Land
- APN# 8413-001-021- ± 10,002 sf of Land
- Large, secured yard — highly scarce in the San Gabriel Valley
- Zoning: BPI (Baldwin Park Industrial)
- Current Use: Auto Body & Mechanic Shop
- Lease Status: Leased for the next 2 years
- Located in a high-demand industrial submarket with historically low vacancy

**\*\*\*Buyer to verify all data and permitted uses with the City of Baldwin Park**

## For More Information Contact:

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