

Available Acres 2.51 Land For Sale Available SF 109,336



Property Name: 715 and 1147 S Meridian Ave
Address: 715, 1147 Meridian Ave, Alhambra, CA 91803
Cross Streets: S Meridian Ave/Mission Blvd

±2.51 Acre Industrial Redevelopment Site and/or
 Logistics/ Yard Opportunity
 Immediate Access To 710 And 10 Freeways
 Most Outside Storage Uses Allowed By Right
 Potential Access Points off
 Meridian and Westminister

Sale Price/SF: \$110.00	Gas: Yes	Specific Use: Industrial
Sale Price: \$12,026,916.00	Water: Yes	Zoning: IDP
Available Acres: 2.51 Ac	Sewer: Yes	Rail Service: No
Available SF: 109,336 SF	Electric: Yes	Market Area: West SGV
Divisible SF: No	Fiber: Yes	APN: 5291026021,5342033016,534203
Building SF: 0 SF		
Yard: Fenced / Paved		

Listing Company: Colliers
Agents: [Scott A. Heaton, SIOR 323-278-3110](#), [Riley Heaton 323-278-3118](#)

Listing #: 32554260 **Listing Date:** 10/21/2022 **FTCF:** CB000N00S200/A0AA

Notes: Buyer to verify all information contained herein. Shown by appointment only. APN#'s 5291-026-021, 5342-033-016. 715 S. Meridian is a .3 acre, former parking lot.

Property Overview

Colliers International is offering a rare opportunity to acquire two irreplaceable industrial parcels totaling +/-2.51-acres.

The parcels are zoned IPD which is the industrial zone in the City of Alhambra. In addition to traditional manufacturing, warehousing and distribution uses, this zone also allows outside storage of fleet vehicles, contractor’s storage yards, and lumberyards. The zone allows for the smaller parcel (715 S. Meridian Ave.) to be used as off-site parking for the main parcel.

1147 S. Meridian Avenue

1147 S. Meridian Avenue



715 S. Meridian Avenue



CONCEPTUAL SITE PLAN
SCALE: 1" = 30'