

For Sale



Industrial Building
14346 Arrow Hwy, Baldwin Park, CA

CalBRE #01774875

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For Sale

Industrial Building & Yard

Ideal for:

- Manufacturing • Sales/Service
- Construction Yard



interPres Commercial Realty is proud to offer this rare opportunity to purchase an industrial building of approximately 9,935 square feet. The site sits on approximately 33,940 square feet of land, located in the City of Baldwin Park, California. The subject site is at the corner of Arrow Highway and Main Avenue, with excellent street identity. It is ideal for manufacturing, construction yard, sales/service operation, or any user needing a large secured yard. It features a very clean and well maintained office area of approximately 2,000 square feet, 12' to 22' warehouse clearance, 3 extra wide ground level loading doors, ~60 car parking, and an oversized fenced and paved yard with 3 curb cuts and gates to access the secured area. The site is ~1 mile to the 605 Freeway and just minutes to the 10, 210 & 60 Freeways.

Property Specs



14346 Arrow Hwy.

Baldwin Park, CA 93003

Building Size	9,935 SF
Office	~2,000 SF
Land Size	33,940 SF
Year Built	1955
Clear Height	12' - 22'
GL Doors	3
Power	400 Amps
Utilities	Electric & Water, Gas
Parking	~60
Yard	Fenced & Paved
Zoning	Industrial
APN:	8536-016-010

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Site Exterior



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Yard Area



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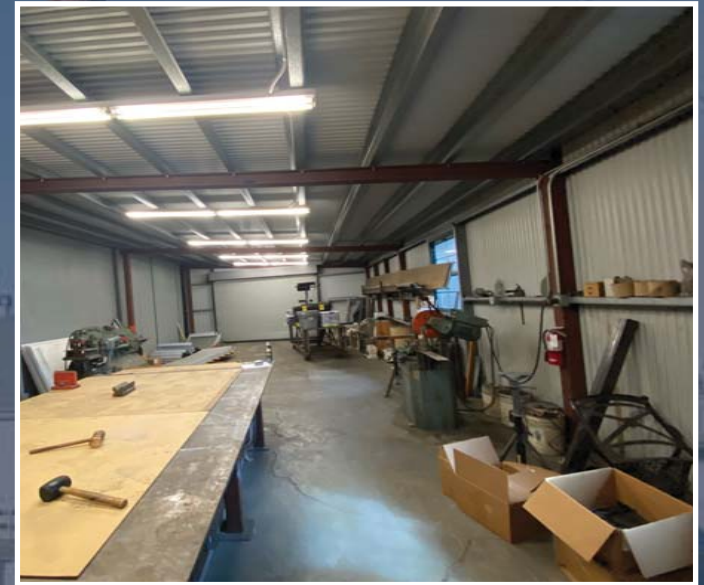
Office Area



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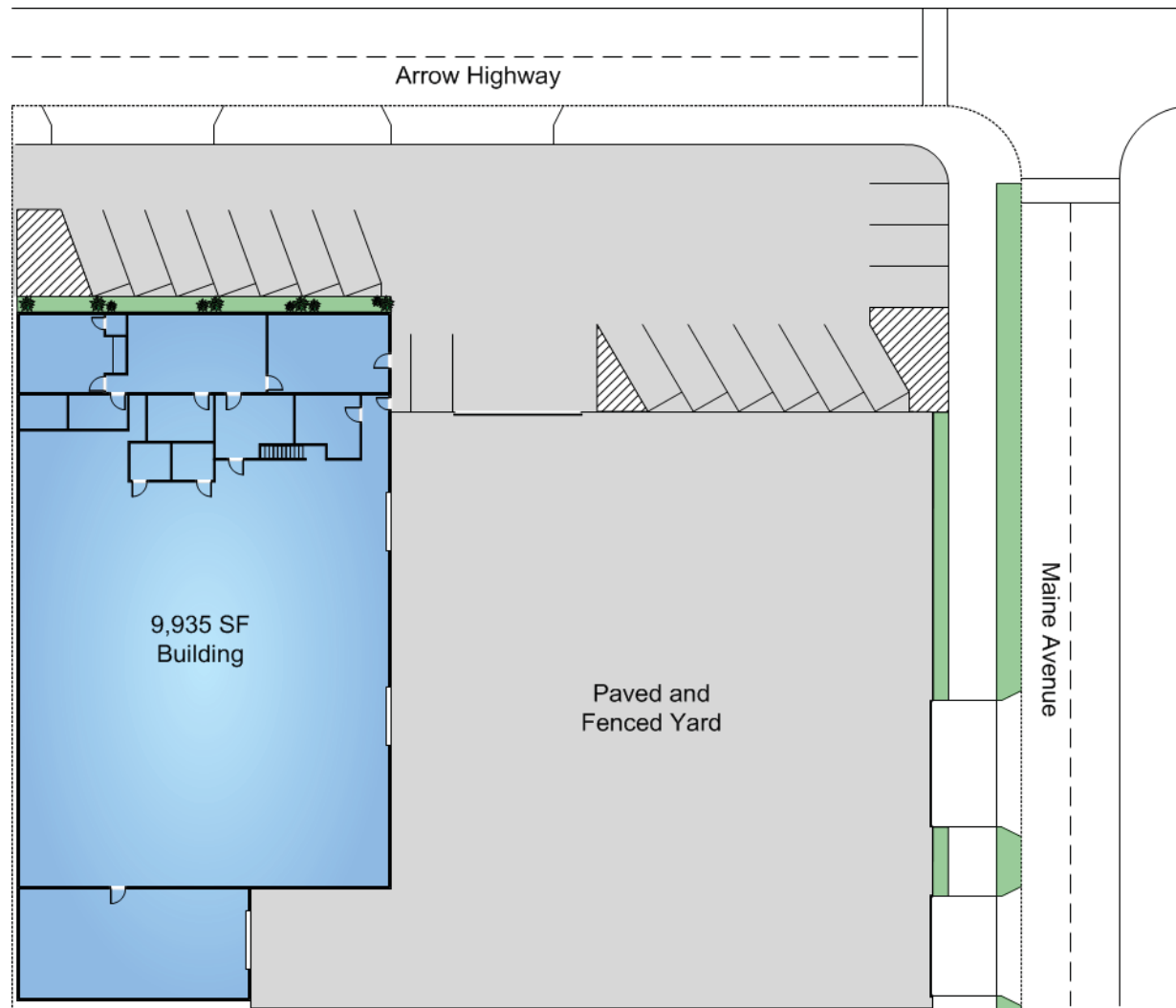
Warehouse Area



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Site Plan



Rendering Not to Scale

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Aerial

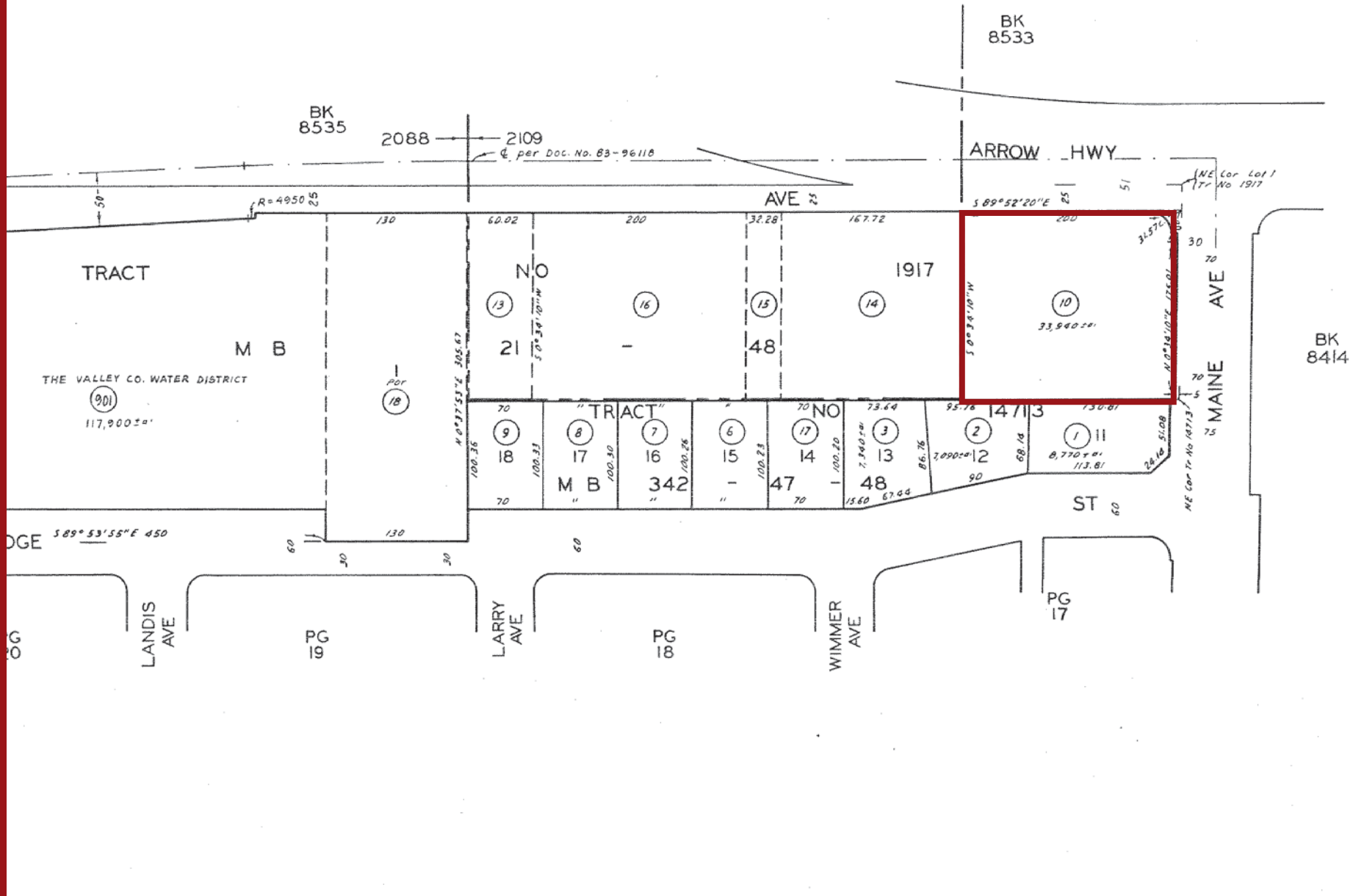


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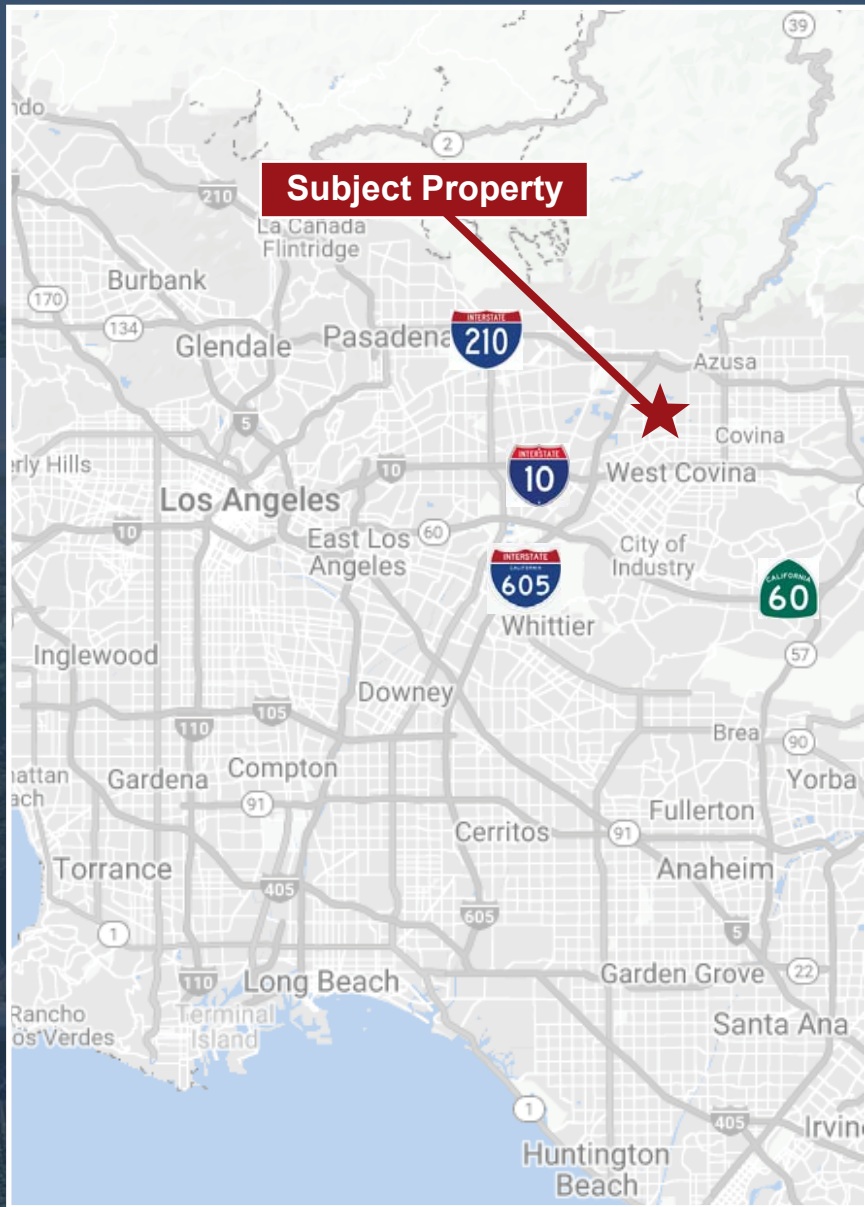
Parcel Map



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Location Map



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt it's accuracy, we do not guarantee it or make any representations about it. interPres Commercial Realty suggests you perform a careful, independent investigation of the property to determine the suitability of the property for your needs. All measurements and specifications are approximate.

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