



## **18,590 SF Industrial Building on 31,973 SF Lot**

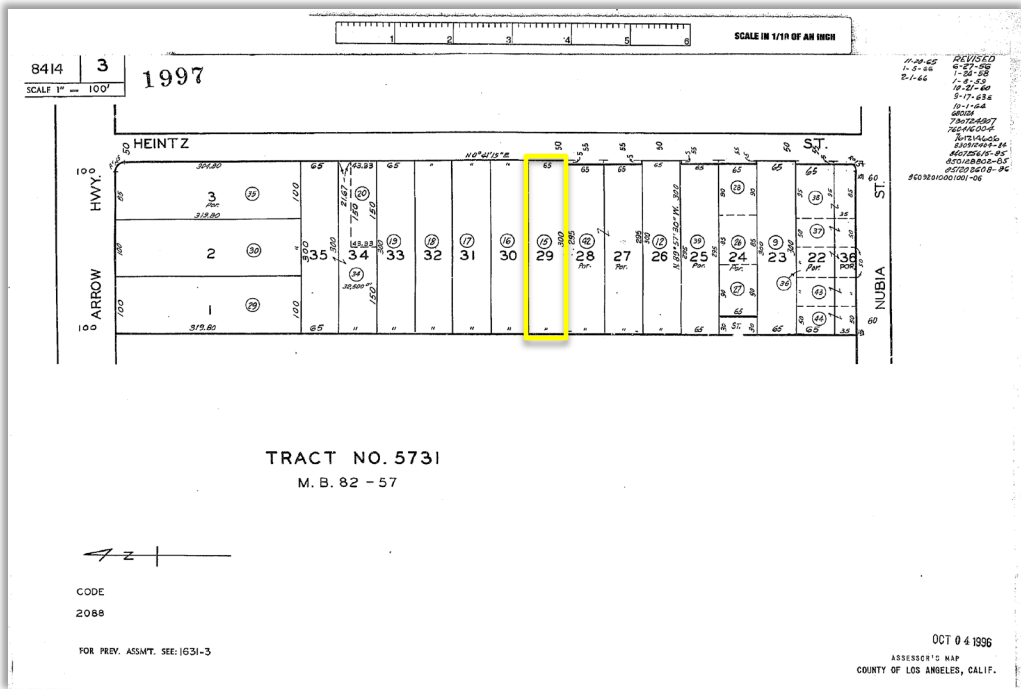
**For Lease: 14832 Arrow Highway Baldwin Park, CA 91706**

- Approximate 18,590 SF building with large fenced and paved yard area which includes 20 onsite parking spaces, electric car charger & automatic gate.
- The warehouse area has open layout with permitted racking included. The electric service is 400 AMP, 480/277 Volt 3 Phase power, Three grade level doors, 24 foot clear height, skylights and plumbing available in warehouse.
- The two-story office area is approx 2K SF with a reception area, 3 offices, two restrooms, breakroom and large open working area on the second floor with floor to ceiling windows.
- Newer construction, well-maintained building along highly trafficked Arrow Highway. Close access within one mile to 605 freeway. Close to 210 and 10 freeways. Prominent frontage with excellent signage opportunities.
- Permitted high-pile racking included in warehouse area or can be removed. Excellent for distribution or manufacturing.



## Property Description

Total Building Square Footage:	18,590 Square Feet
Lot Size:	Approx 31,973 Square Feet
APN:	8414-003-029
Year Built:	2009
Zoning:	Industrial Commercial
Power:	400 AMP 480/277 Volt 3 Phase 4 Wire
Loading Door:	Three- Two: 10'x16', One: 10'x12'
Clear Height:	24 Feet
Office square Footage:	Approx 2,000 SF



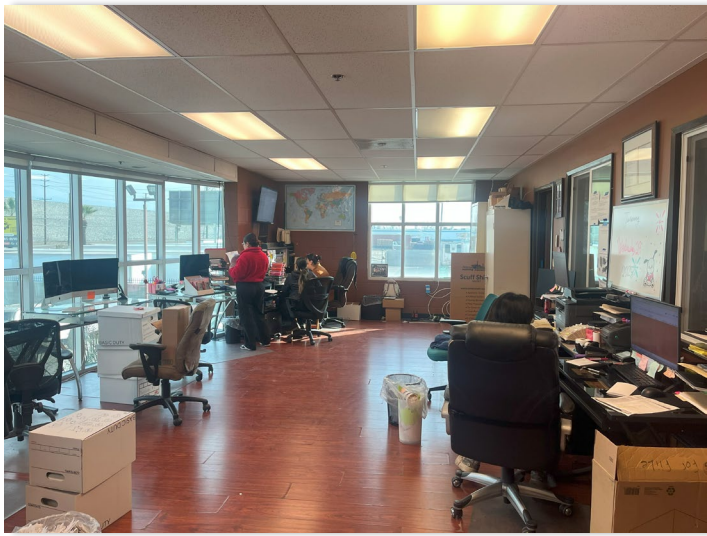
### Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

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\*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. \*



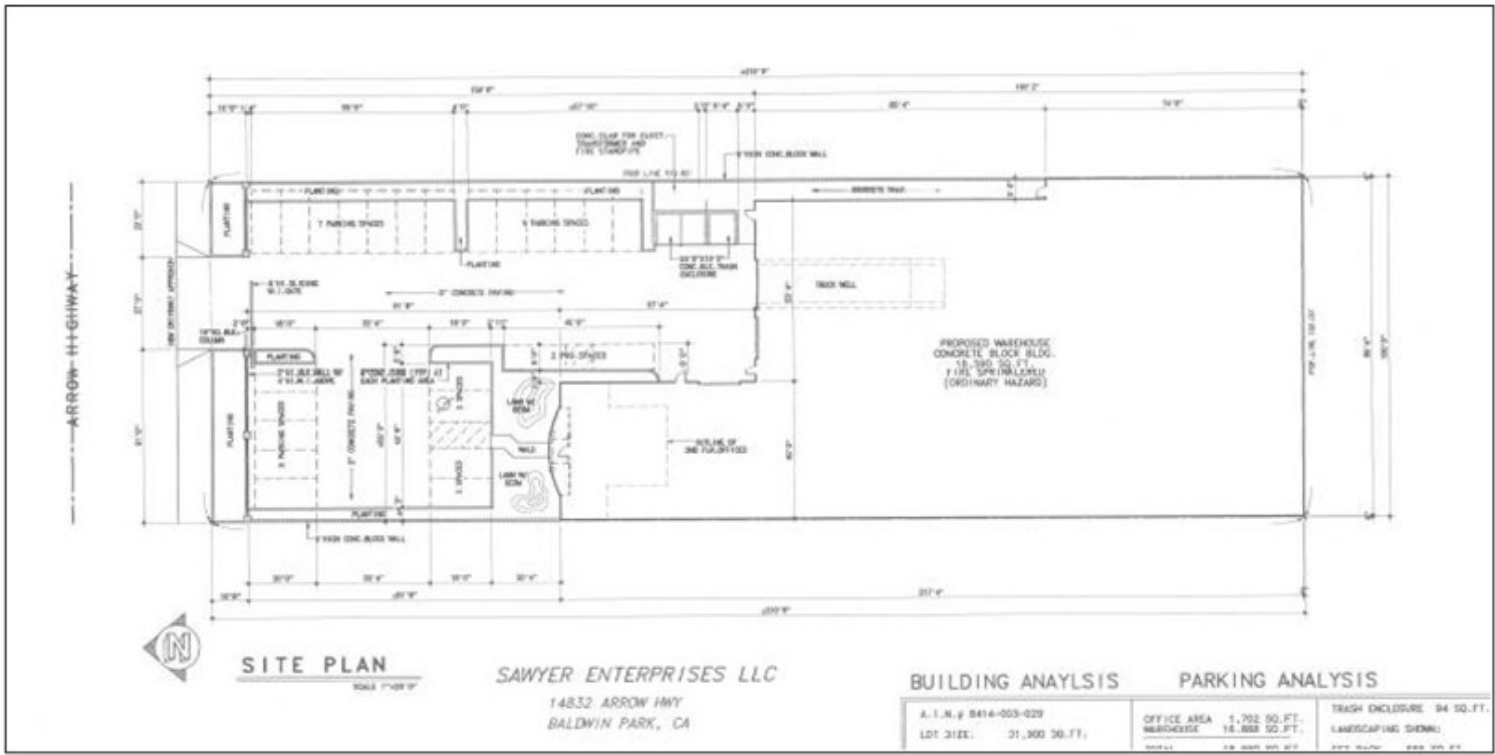
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Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	53,878	474,219	1,202,859
Average HH Income	\$93,579	\$102,739	\$110,013
Median Home Value	\$694,945 2024 Data		



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