

1600 Orange St

Presented By:
REeBroker Group

1600 Orange St, Alhambra, CA 91803



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Property Details

This retail/warehouse multi-use facility, featuring dock high and ground high doors, enjoys a prime location directly across from the bustling Alhambra Home Depot. With over 1.4 million annual visits, this Home Depot ranks in the top 1.5% of the most trafficked locations in the United States among its 2,000 counterparts.

Highlights include a spacious 3,000 square foot showroom, well-appointed offices, and a predominantly column-free interior warehouse allowing for convenient loading from the front, side, and rear. Additionally, the side yard provides extra storage or parking capacity up to 30+/- vehicles. The property at 1600 Orange Street is combined with 1601 Chestnut Street in the rear. Both warehouses can be combined or leased separately.

Price: \$13.20 - \$13.80 /SF/YR

- Convenient block-to-block access from Orange Street to Chestnut Street
- Clear heights ranging from 14 feet to up to 18 feet at peak
- Spacious showrooms, offices and yard with ample parking
- 3 separate buildings/warehouse can be combined or leased separately
- Loading dock and roll-up doors
- Space is in excellent condition

View the full listing here: <https://www.loopnet.com/Listing/1600-Orange-St-Alhambra-CA/31766694/>

Rental Rate:	\$13.20 - \$13.80 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area	30,744 SF
:	
Year Built:	1947
Rental Rate Mo:	\$1.15 /SF/MO

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Listing spaces

1st Floor Ste A	Space Available:	16,948 SF
	Rental Rate:	\$13.80 /SF/YR
	Date Available:	Now
	Service Type:	Modified Gross
	Office Size:	4,500 SF
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	Negotiable

This retail/warehouse multi use facility with dock high and ground high doors is in an extremely attractive and highly visible location located directly across the street from the Alhambra Home Depot. With over 1.4M annual visits, this Home Depot location is in the top 1.5% of the most trafficked locations in all of the United States (2,000 locations). Large 3,000 sf built out showroom, offices and a large mostly column free interior warehouse that loads to the front, side and rear. Side yard has extra storage or parking capacity. -Property is attached with 1601 Chestnut Street in the rear. Both warehouses can be combined or leased separately-Office and separate bathroom-Central air and heating-Block to block from Orange Street to Chestnut Street-14' clear and up to 18' at peak-Loading dock and two separate drive ins-Gross lease: water and electricity are NOT included and will be divided based on sqft. leased

1st Floor Ste B

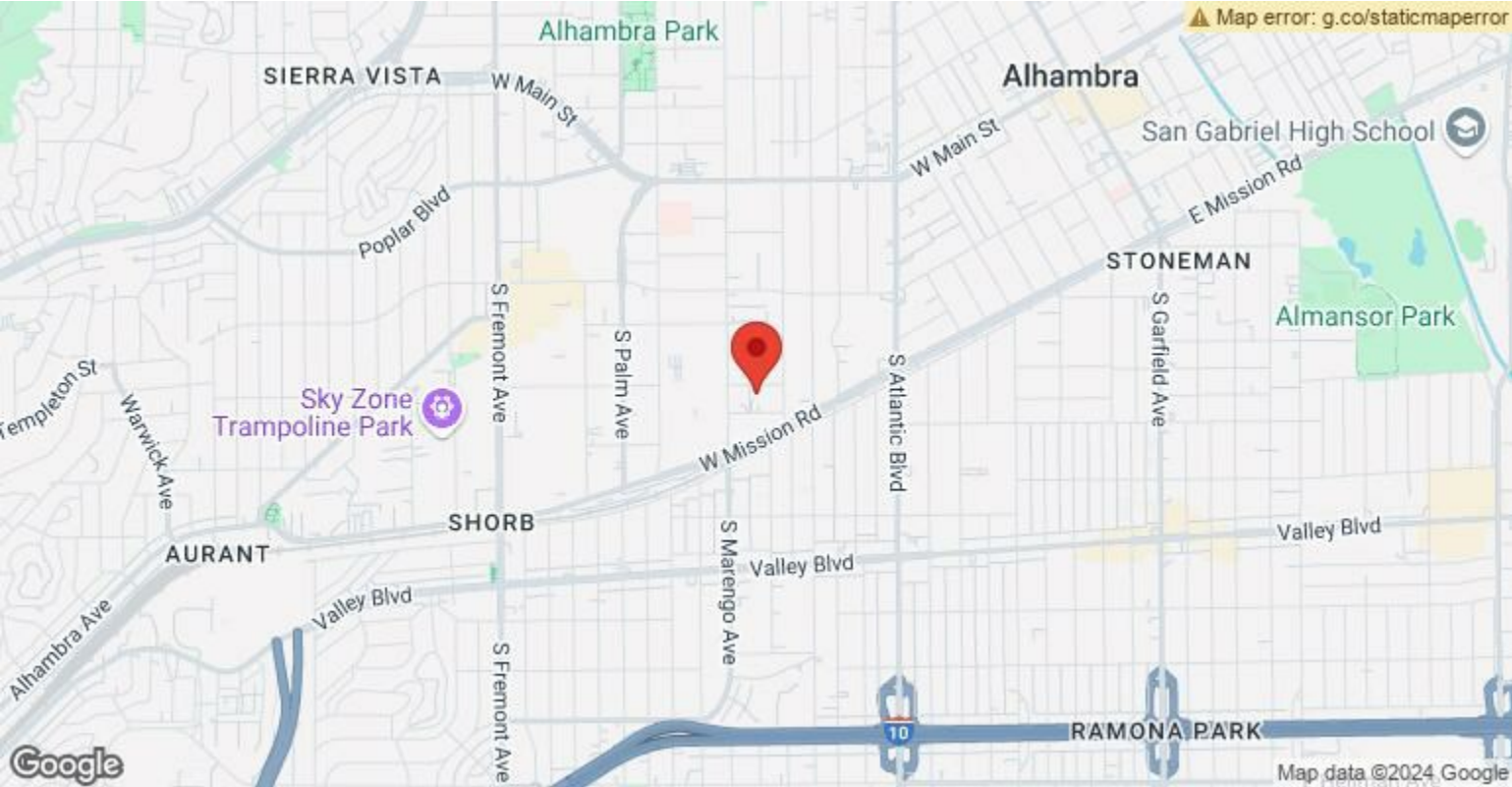
Space Available: 13,796 SF
Rental Rate: \$13.20 /SF/YR
Date Available: Now
Service Type: Modified Gross
Office Size: 248 SF
Space Type: Relet
Space Use: Industrial
Lease Term: Negotiable

Property is attached with 1600 Orange Street in the front and Chestnut Street in the back. Both warehouses can be combined or leased separately-Located directly across the street from Home Depot-Office and separate bathroom-Central air and heating-Block to bock from Orange Street to Chestnut Street-14' clear and up to 18' at peak-Loading dock and two separate drive ins-Gross lease: water and electricity are NOT included and will be divided based on sqft. leased

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Location



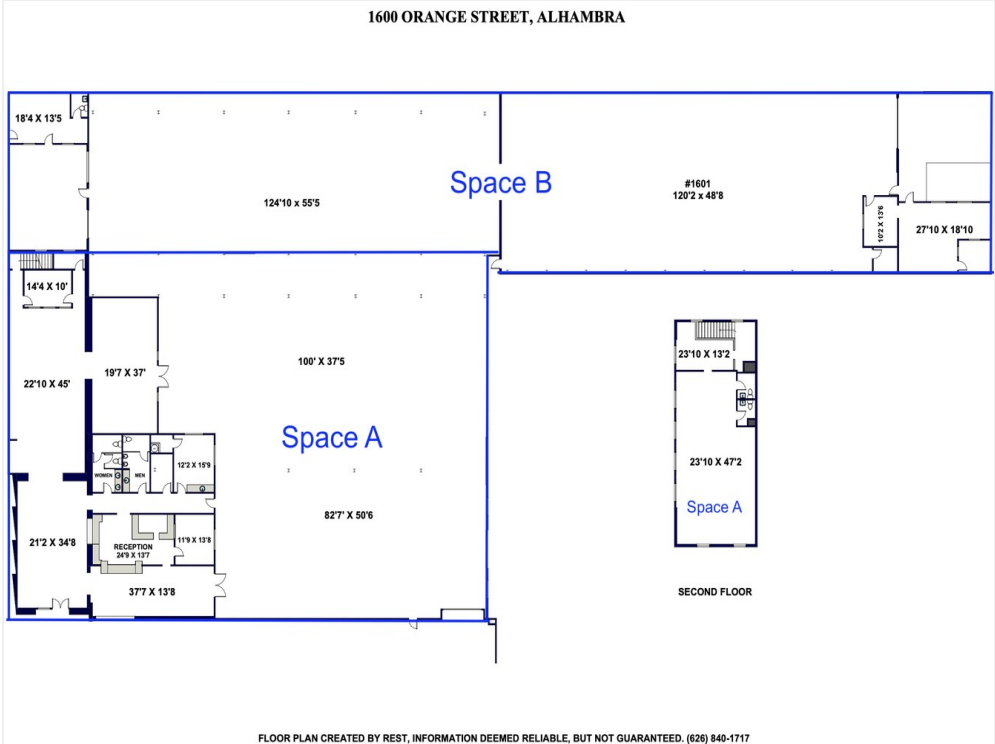
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Property Photos



Building and warehouse



Layout

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Property Photos



Warehouse



Warehouse

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Property Photos



Loading dock



Showroom

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Property Photos



Office



Office

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Property Photos



Showroom

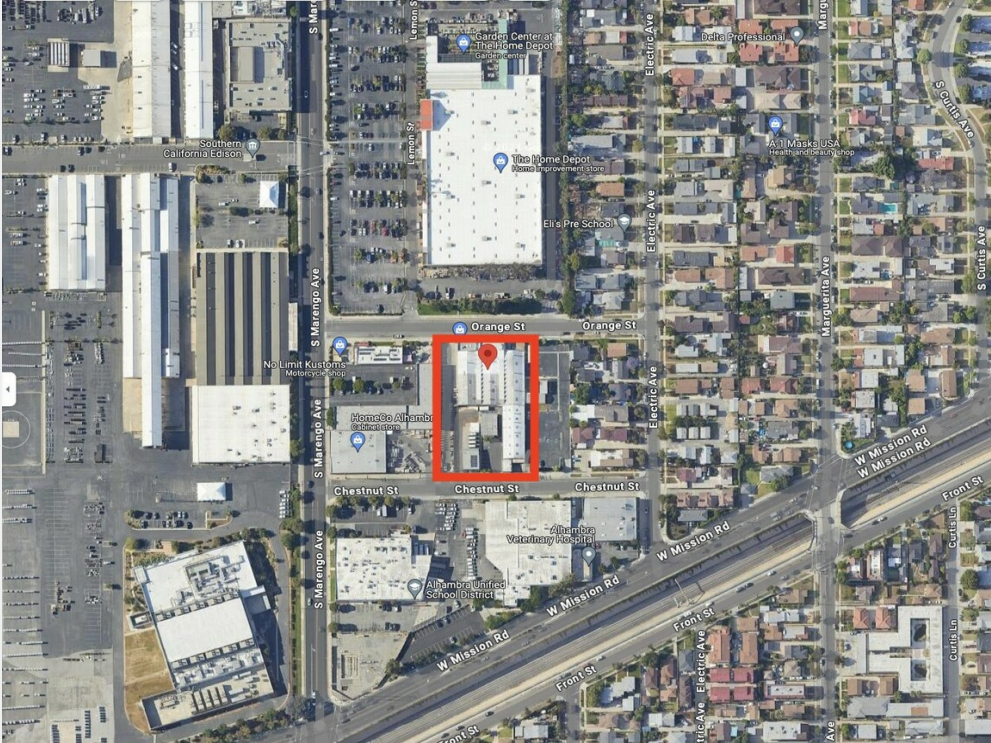


Yard

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Property Photos



Map

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