

**FULLY  
REFURBISHED**

# 345

**N. BALDWIN PARK BLVD.  
CITY OF INDUSTRY, CA**



**70,333 SF** Industrial Building For Lease

**CBRE**  **Sagard**

# Building Features



±70,333 SF freestanding industrial building



±15,114 SF high-image two-story office space



24' clear height



Twelve (12) dock high doors (4 with levelers)



One (1) ground level door



Sprinklered – 0.33/3,000 GPM



Power – 1200 Amps, 277/480V



Motion sensed LED lighting and skylights



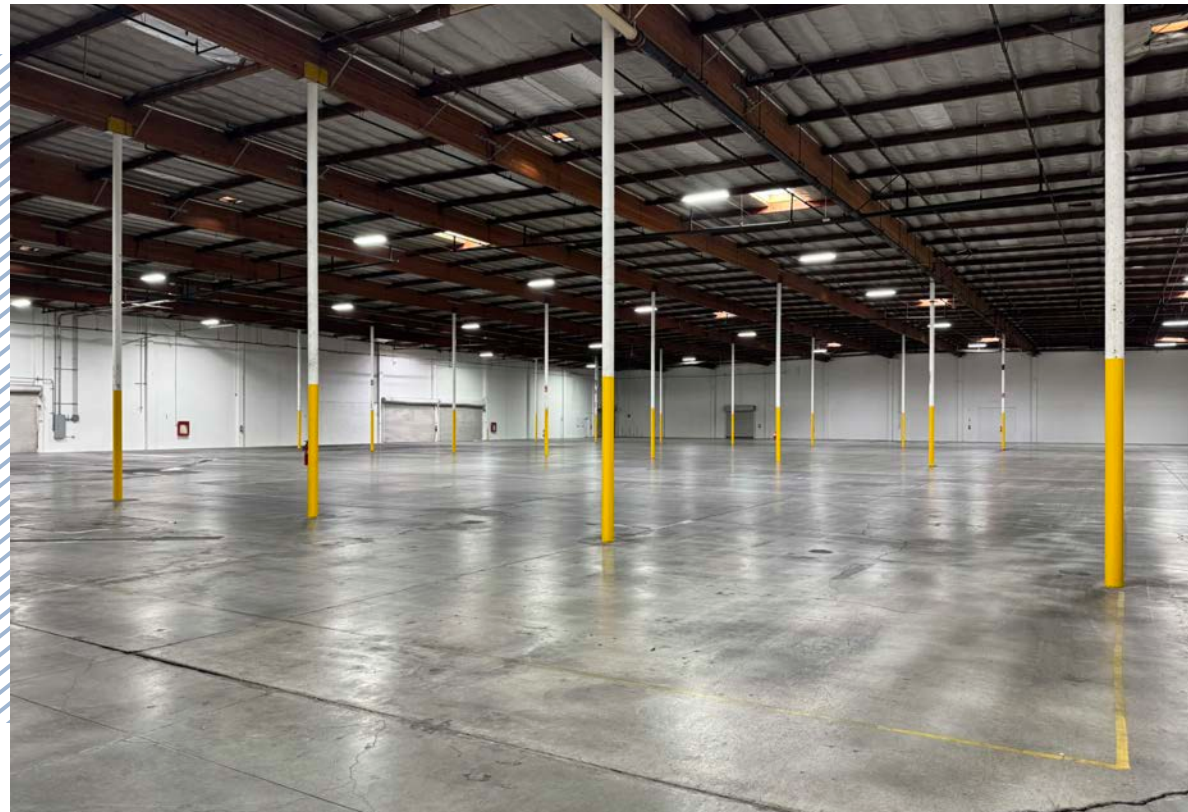
Convenient access to 605 and 10 freeways



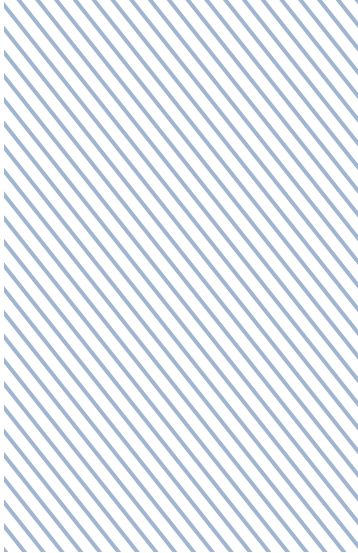
Baldwin Park Blvd. street frontage



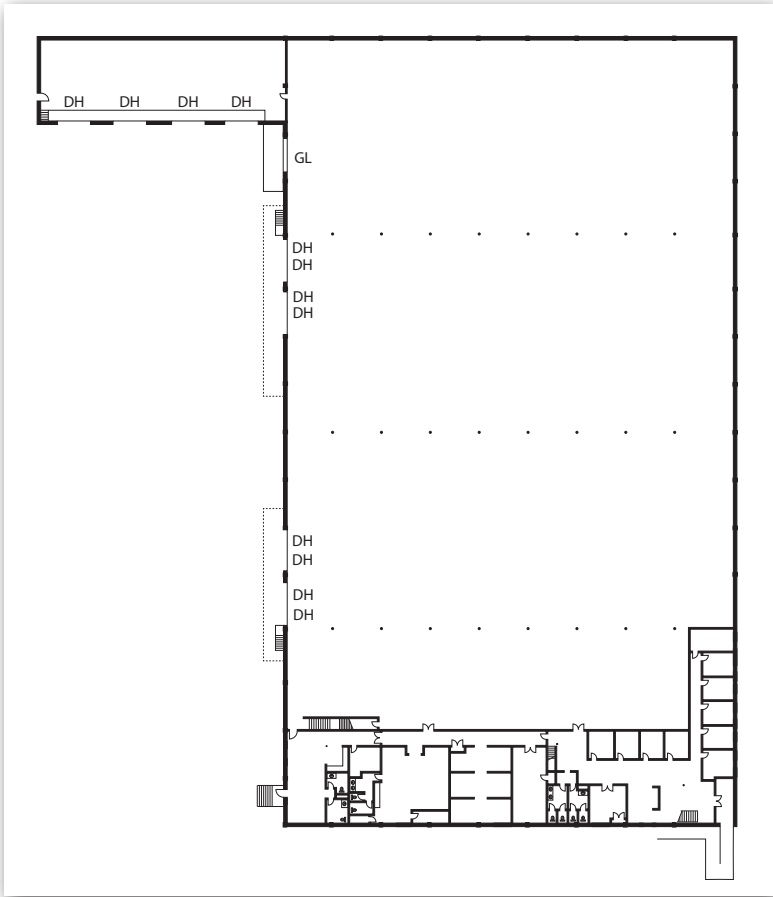
# Photos



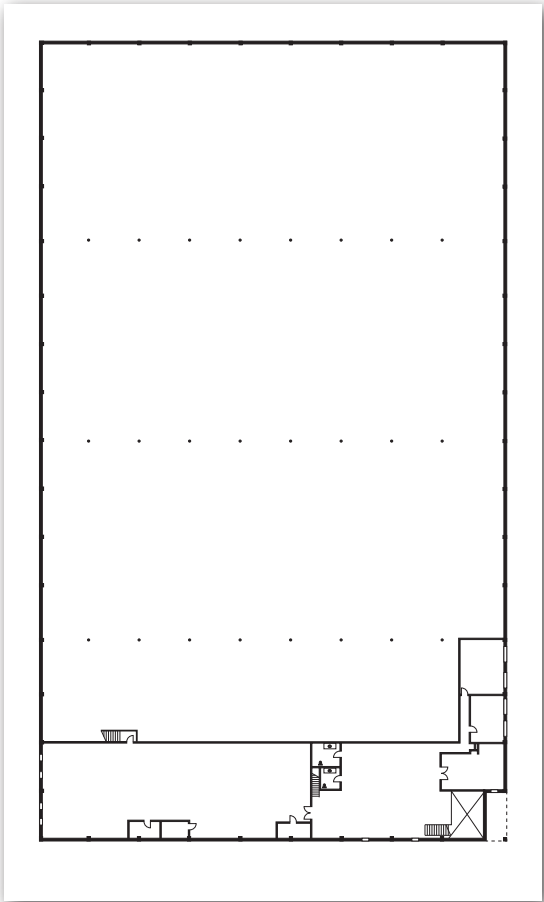
# Site Plan



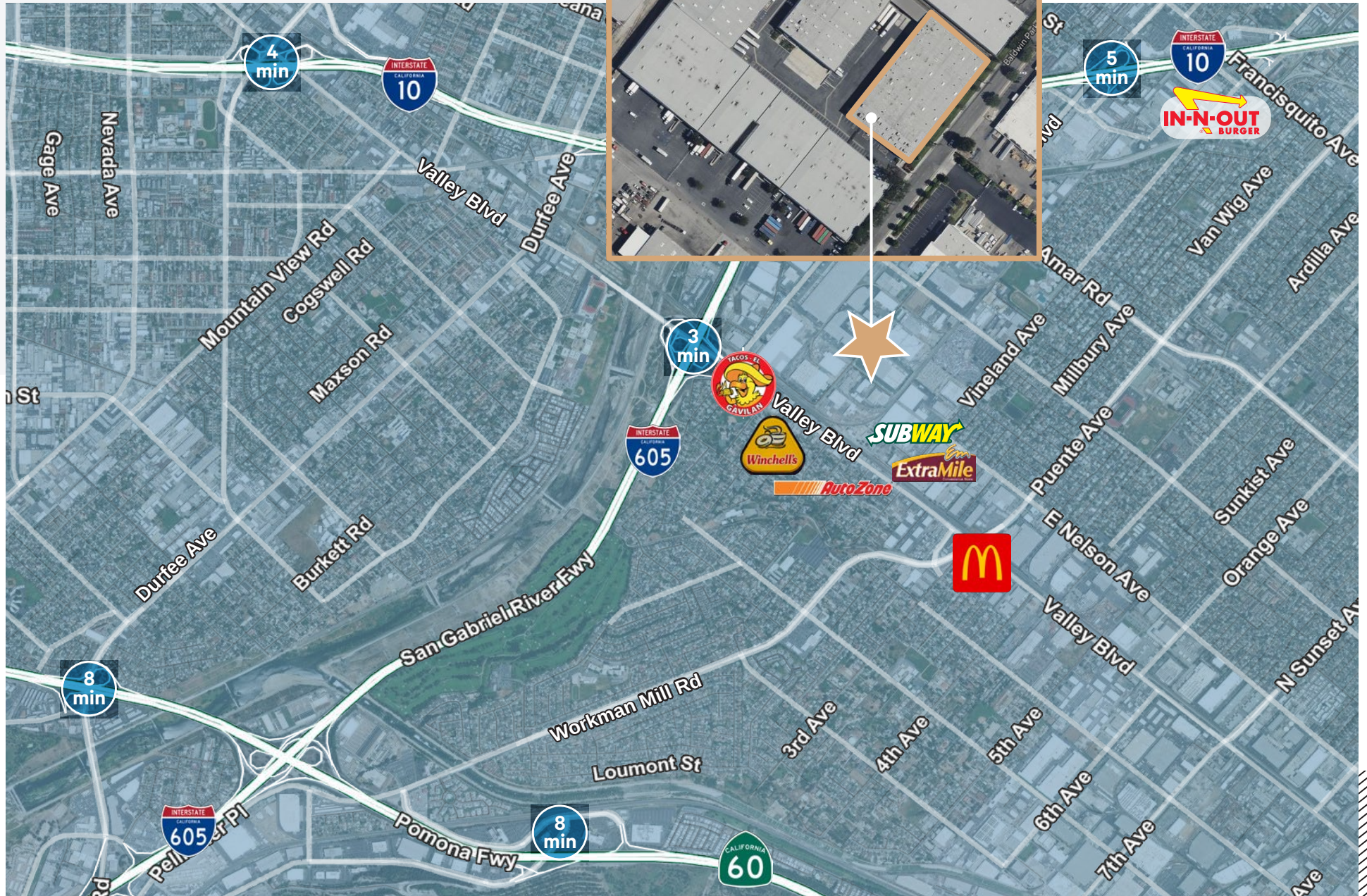
## First Floor



## Mezannine



# Freeway Access Map





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## For More Information, Please Contact:

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