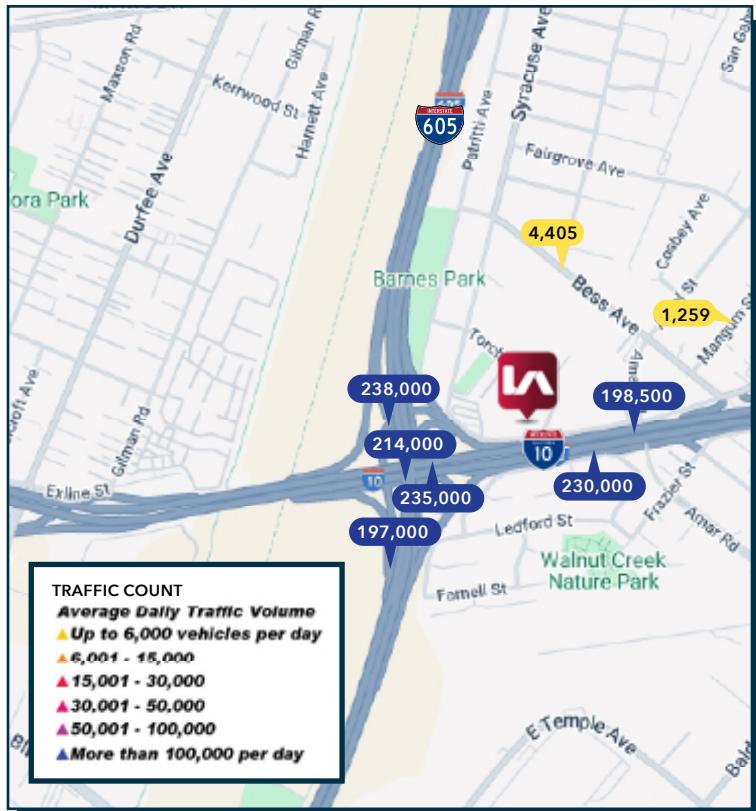


# INDUSTRIAL FOR SALE / LEASE

12793 GARVEY AVE, BALDWIN PARK, CA 91706



## PROPERTY DETAILS

**Available:** ±20,847 SF

**Lot Size:** ±40,847 SF of Land

**Sale Price:** \$7,290,000.00

**Lease Rate:** \$1.60 Gross / SF / Mo.

**Term:** 3-5 years

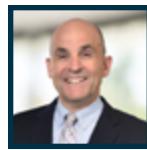
**Zoning:** I-C

**APN#:** 8550-005-061

- High Image/Freeway Visibility
- Large Fenced / Paved Yard
- Two (2) Dock High
- Three (3) Ground Level Doors
- 24' Minimum Clearance Height
- 42 Parking Spaces

**TAKE A TOUR** 

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**Ron Mgrublian**

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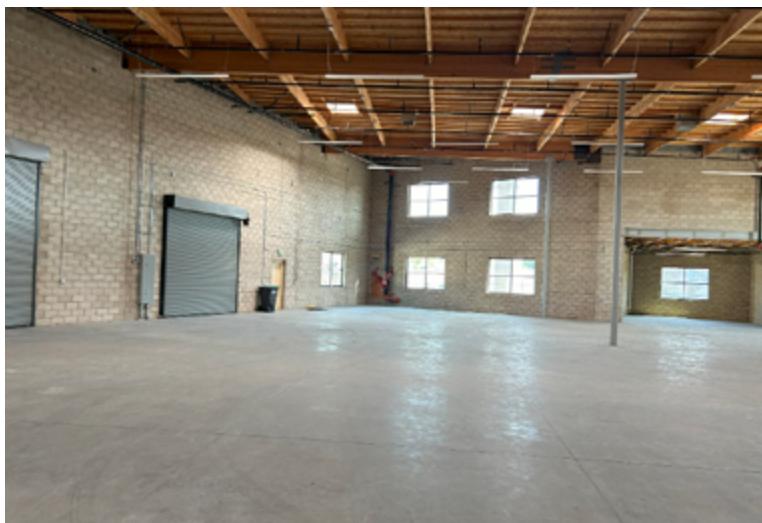
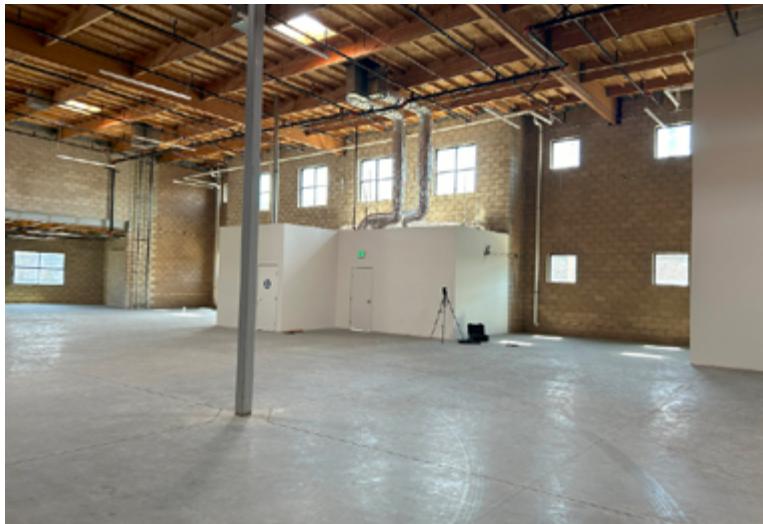
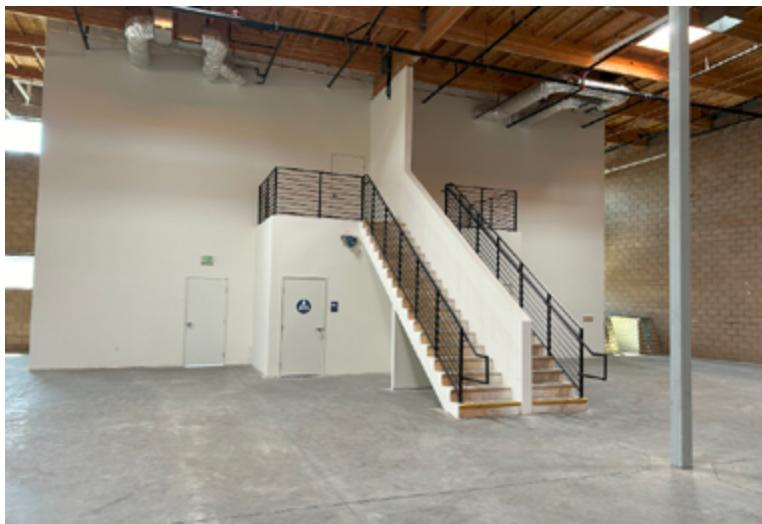


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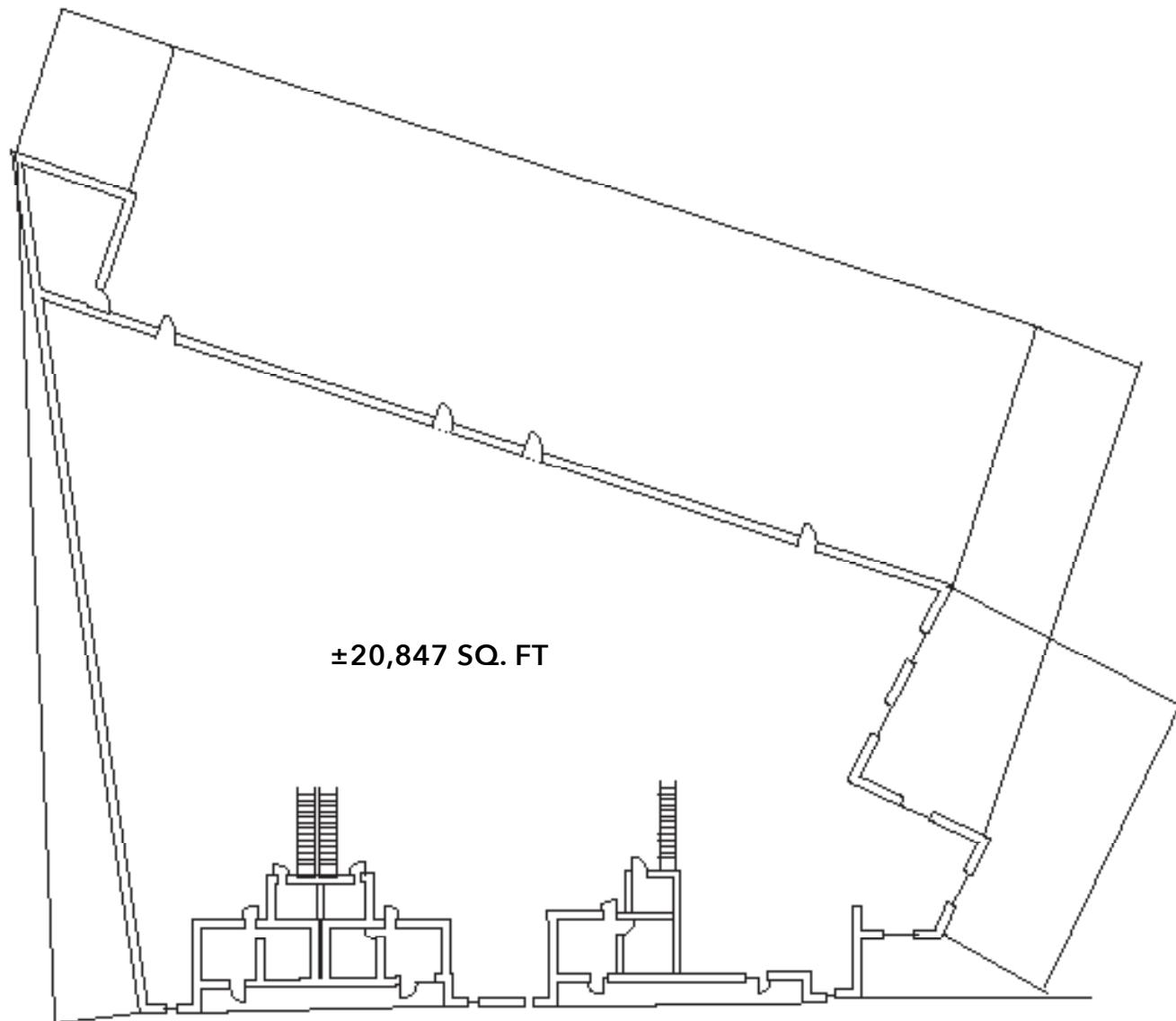


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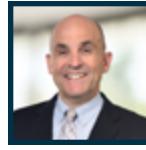
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## FLOOR PLANS:

(NOT TO SCALE)



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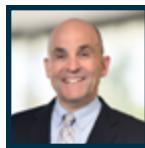


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