

Available SF 58,500 SF

Industrial For Lease
Building Size 58,500 SF

Address: 530 Baldwin Park Blvd, Industry, CA 91746

Cross Streets: N Baldwin Park Blvd/E Temple Ave

New State-Of-The-Art Industrial Development
 32' Clear/ESFR Fire Sprinklers
 Fully Fenced and Secured Yard
 6 Dock High Positions w/ (3 Mechanical Levelers/ 45,000 Lbs)
 Warehouse Lighting 20FC w/ 10' Whips

Lease Rate/Mo:	TBD	Sprinklered:	ESFR	Office SF / #:	5,000 SF
Lease Rate/SF:	TBD	Clear Height:	32'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	58,500 SF	DH Doors/Dim:	6	Finished Ofc Mezz:	2,500 SF
Minimum SF:	58,500 SF	A: 2000 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	2.79 Ac / 121,315 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	5-10 Years	Const Status/Year Blt:	U/C	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Completion
Sale Price/SF:	NFS	Parking Spaces: 97 / Ratio: 1.7:1		Vacant:	N/A
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	Industry
Zoning:	M			APN#:	8563003014

Listing Company: Lee & Associates

Agents: [Christopher Bonney 562-568-2011](mailto:cbonney@lee-associates.com), [Tom O'Loughlin 323-767-2027](mailto:Tom.O'Loughlin@lee-associates.com)
Listing #: 40701898

Listing Date: 07/08/2024

FTCF: CB000N000S000

Notes: Call broker for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Vacant: Under Construction, Taxes: TBD.

Property Highlights

- ±58,500 Sq. Ft. Building on 2.79 Acres
- ±5,000 Sq. Ft. of Office Space
- 6 Dock High Doors with 3, 45,000 lbs Mechanical Levelers
- 1 Ground-Level Door
- 32' Clear Height
- ESFR Fire Sprinklers
- 2,000 Amps of Power, 277 / 480 Volts
- 97 Vehicle Parking Spaces
- Fully Fenced and Secured Yard

