



19,000 SF Industrial Building in Arcadia

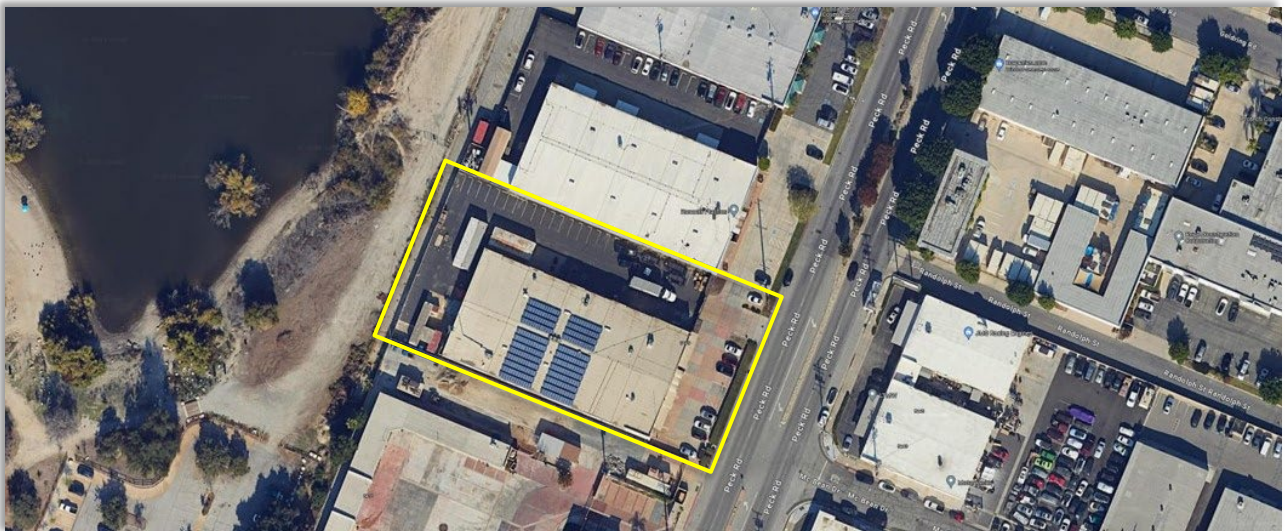
For Sale: 5435-5445 Peck Road Arcadia, CA 91006

- Currently split into a two-tenant building- possible to occupy all or part of the building. Each space has front office and fully HVAC rear warehouse space.
- The property sits on an acre of land with an electronic gate, newly paved yard, multiple grade-level doors, front parking spaces and excellent signage opportunities. Possible to purchase containers on site.
- Freshly painted, roof replaced in 2022, new and refurbished HVAC systems throughout and upgraded electrical. Newly renovated offices.
- 5435 Peck Rd: 16K SF with approx. 7K Sf of office and the balance fully HVAC warehouse space, 4 multiple-stall restrooms, 20-foot clear height, fire sprinklers, 3 grade-level doors, 800 AMP power & electrical distributed throughout. Large Mezzanine area not included in square footage.
- 5445 Peck Rd: 4K SF with approx. 1,500 SF of office and the balance fully HVAC warehouse, 2 restrooms, 1 grade-level door & 400 AMP Power.



Property Description

Total Building Square Footage:	19,000 Square Feet
Lot Size:	47,916 Square Feet
APN:	8538-017-009
Year Built:	1961
Zoning:	M1- Light Industrial Zone
Power:	800 AMP, 240 Volt, 3 Phase
Clear height:	20 Feet
Grade Level Doors:	Four- 10'x14'
Parking Spaces:	40 Spaces



Top Commercial Realty

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



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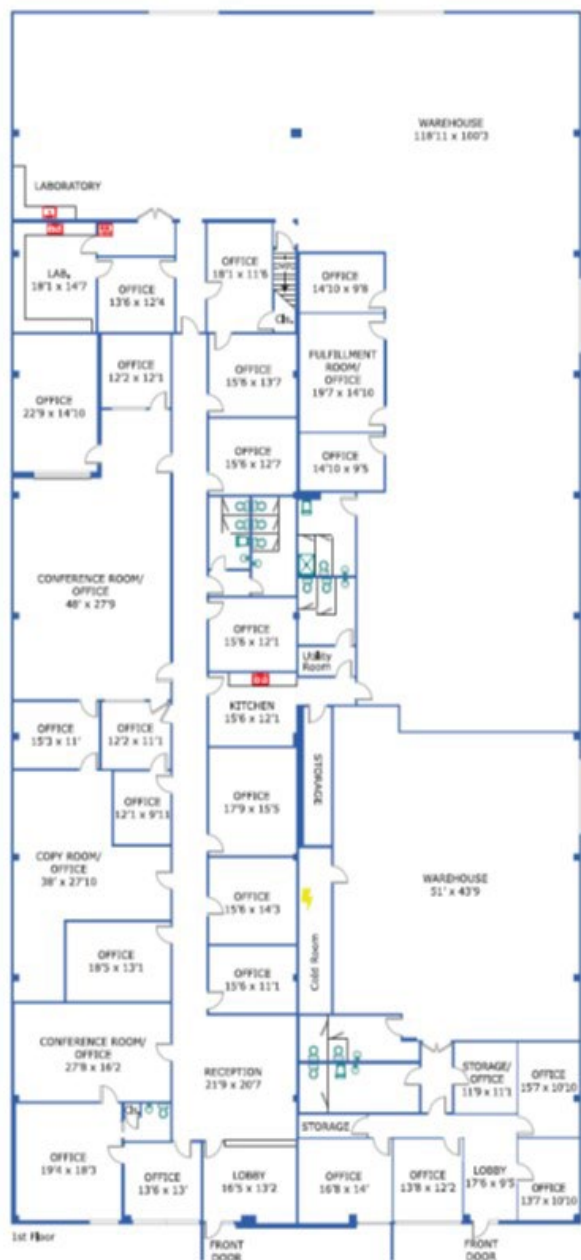
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5435 Peck Road
Arcadia



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	76,476	509,130	1,571,660
Average HH Income	\$99,321	\$99,752	\$103,911
Median Home Value	\$743,806 2023 Data		

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