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Cloverleaf Drive

## For Lease Cloverleaf Commerce Center

315, 345 & 365 Cloverleaf Drive, Baldwin Park, CA



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## Property Overview

Civic Address	315, 345 & 365 Cloverleaf Drive, Baldwin Park, CA 91706
Park	Cloverleaf Commerce Center (Business Park)
Land Area	Approximately 6.6 acres (287,496 SF)
Building Area	Industrial:85,648 SF Offices:37,256 SF Total:122,904 SF
Year Built	1988, R2007
Zoning	I (Light Industrial)
Utilities	Internet and Phone Available through Spectrum Business
Parking	Paved on-site parking spaces; approximately 111 stalls
Sprinkler Systems	Yes
Electrical	200A, 277-480V, 3 Phase, 4 Wire
Lighting	Skylights / LED
Loading	25 Dock-High Loading Doors
Clearance Height	22' minimum

Fronting Interstate 605 just off Valley Boulevard, "Cloverleaf Commerce Center" consists of three gated industrial buildings totaling 122,904 SF. Adjacent to the City of Industry, the property is strategically located near the San Gabriel River (605), Pomona (60), and San Bernardino (10) Freeways.

Visibility from the 605 is excellent with signage opportunities at specific locations. The modern concrete tilt-up buildings have a 22' ceiling clearance, sprinkler systems, dock-high loading capabilities and ample and convenient surface parking.

## Key Highlights

- High Image Freeway Visibility
- Close to 605, 10 and 60 Freeways
- Fenced and Secured Environment
- Deluxe Office Space

# The Property

315 Cloverleaf Dr, Suite E



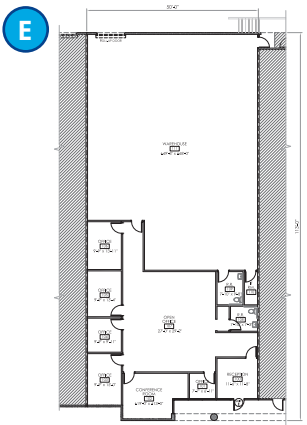
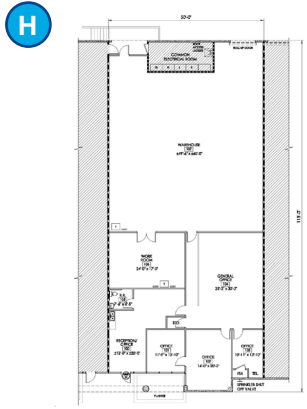
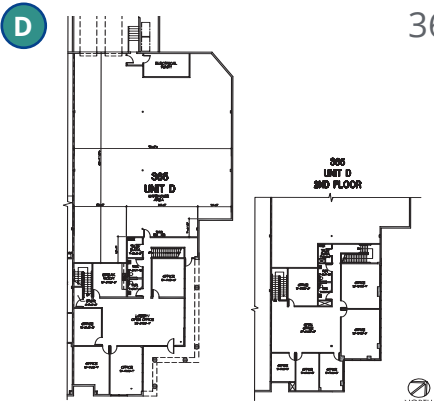
315 Cloverleaf Dr, Suite H



365 Cloverleaf Dr, Suite D



## Available Suites

	Bldg	Suite	Avail SF	Office SF	Loading	Status
	315	E	5,674 SF	2,247 SF	1 DH	<b>Available</b>
	315	H	5,490 SF	1,980 SF	1 DH	<b>Available</b>
	365	D	12,482 SF	6,584 SF	2 DH	<b>Available</b>









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