



Penta Pacific Properties

9500 Norwalk Blvd Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 15,200 SF

Industrial For Sale

Building Size 15,200 SF



Address: 1849 Business Center Dr, Duarte, CA 91010

Cross Streets: Business Center Dr/Santo Domingo Ave

Free Standing Building w/ 30% Office
Great 210 and 605 Freeway Access
Attractive Business Park
Dock High and Grade Level Loading
Fire Sprinkler/400 Amps

Sale Price: \$5,700,000.00
Sale Price/SF: \$375.00
Available SF: 15,200 SF
Prop Lot Size: 0.65 Ac / 28,524 SF
Taxes: \$28,195.91 / 2024
Yard: No
Zoning: M

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 1 / 12x12
DH Doors/Dim: 1 / 13x14
A: 400 V: 120/208 0: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979

Whse HVAC: Yes
Parking Spaces: 30 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 4,365 SF / 11
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: Yes
To Show: Call broker
Market/Submarket: West SGV
APN#: 8528012071

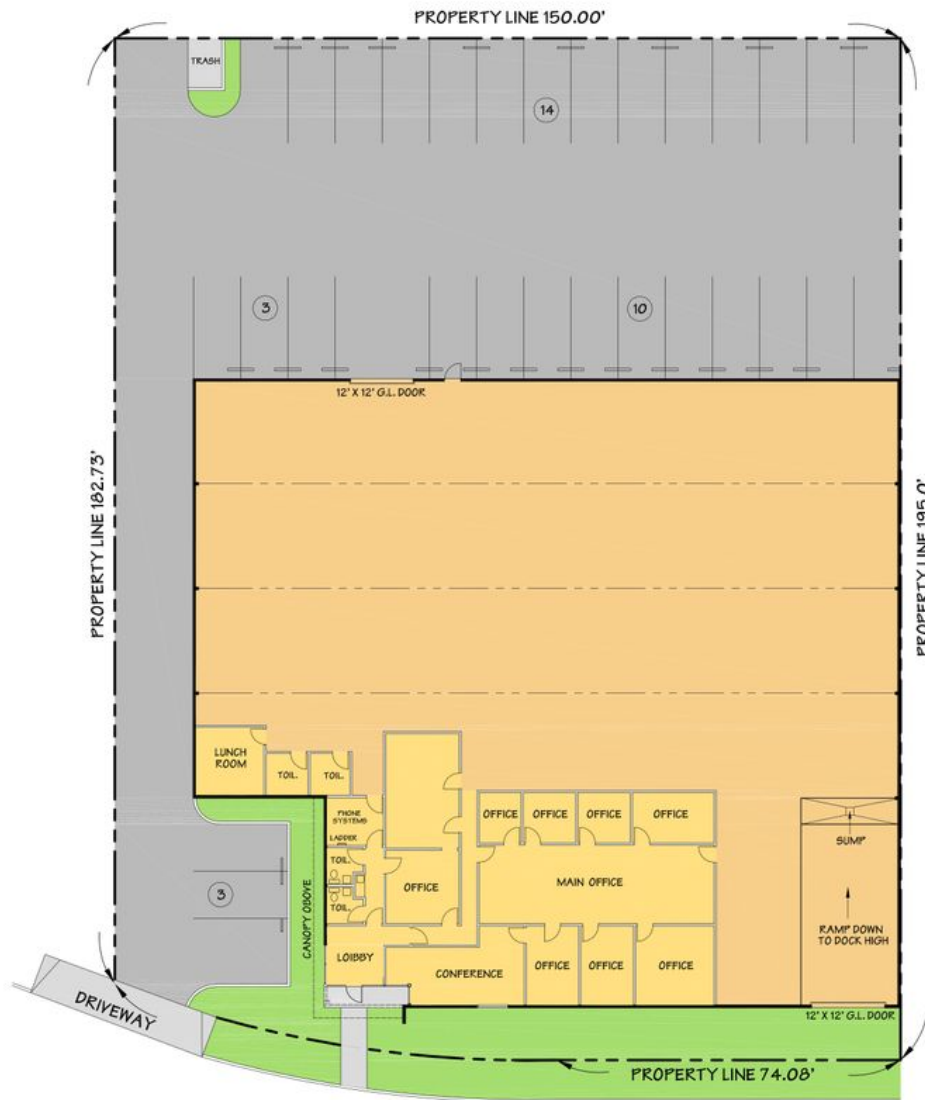
Listing Company: Penta Pacific Properties
Agents: [Greg Jenkins 562-618-9440](mailto:greg@pentapacific.com), [Loren Smith 310-717-5334](mailto:loren.smith@pentapacific.com)

Listing #: 41788433 **Listing Date:** 01/21/2025

FTCF: CB000N000S275/A0AA

Notes: HOA \$184/mo. Co-listed with AIR CRE Non-Member (Douglas Claman JAAD).





SITE PLAN

SCALE: 1" = 25'-0"

1849 BUSINESS CENTER DR. DUARTE, CA



PENTA PACIFIC
PROPERTIES

