

INDUSTRIAL BUILDING

FOR SALE

11878 Clark St, Arcadia, CA 91006



Property Highlights:

- Well-maintained Light Industrial warehouse building in Arcadia. Built in 2000
- Conveniently located in upper San Gabriel Valley with easy access to Fwy 605, 10, & 210
- 4 loading docks including 2 ground level and 2 dock high level docks
- Approx. 5,004 sq.ft. of two-story office space and roughly 20,395 sq.ft. of warehouse area, equipped with security system
- Clear heights: 26 ft. with sprinkler system
- Gated 1.03 acre lot with 50 parking spaces

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SALE PRICE: \$11,160,000

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Property Information

SALE PRICE: \$11,160,000

BUILDING SIZE: 25,399 SF

LOT SIZE: 1.03 Acre

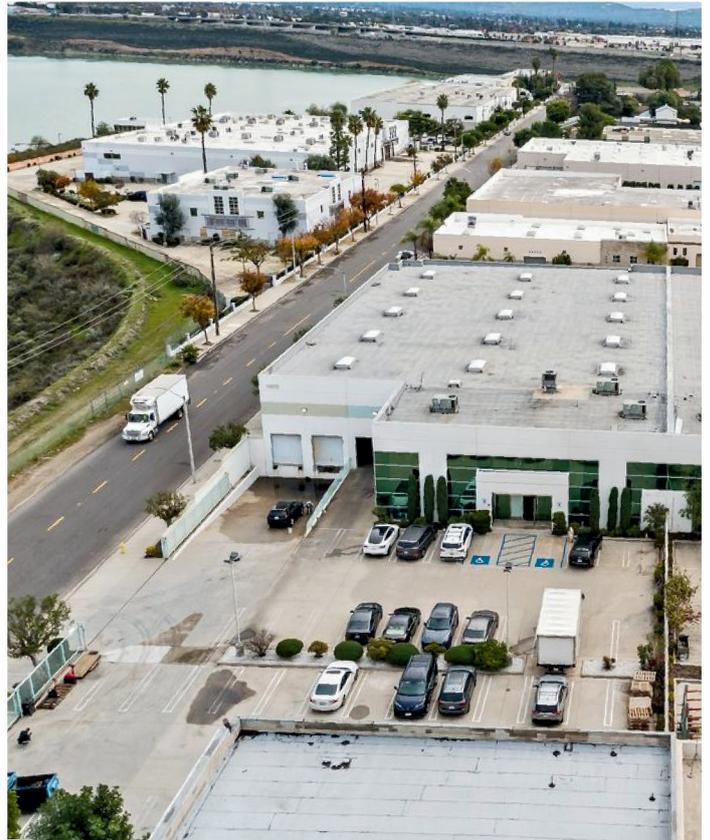
OFFICE SIZE: +/- 5,004 SF

2 DOCK HIGH LOADING DOCKS

2 GL LOADING DOORS

CLEAR HEIGHTS: 26'

PARKING SPACES: ~50



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PROPERTY OVERVIEW

Exceptional opportunity to acquire a well-kept light industrial warehouse in the City of Arcadia. The property offers excellent freeway access to the 605, 10, and 210 freeways, making it ideal for distribution or owner-user operations. The approximately 25,399 square foot building features Aprox. 5,004 square feet of two-story office space and roughly 20,359 square feet of warehouse area with estimated clear heights of 24–26 feet. The facility is equipped with a security system, 2 dock high, 2 ground level loading doors, and ample parking with approximately 50 spaces within a secured, gated lot. Suitable for both investors and owner-users, this property presents strong functionality and long-term value.

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