



345

**345 Baldwin Park Blvd**  
City of Industry, CA 91746

# 345

**Richard Schwartz**  
+1 909 937 6307  
richard.schwartz@colliers.com

**Joey Reaume**  
+1 909 612 2601  
joey.reaume@colliers.com

**Kelly Johnson**  
+1 949 724 5556  
kelly.johnson@colliers.com

**Nick Moscicki**  
+1 213 861 3345  
nick.moscicki@colliers.com



2855 E GUAJTI RD  
SUITE 401  
ONTRARIO, CA 91761

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## BUILDING INFORMATION

### BUILDING SIZE (SF)

Total Space 70,153 sf

### Industrial

Total Industrial Space 55,997 sf

### Office

Total Office Space 14,156 sf

### TECHNICAL SPECIFICATION

Ground Level Door 1  
Maximum Door Height 14'

### STORAGE DESCRIPTION

Loading: court: 14 dock loading positions

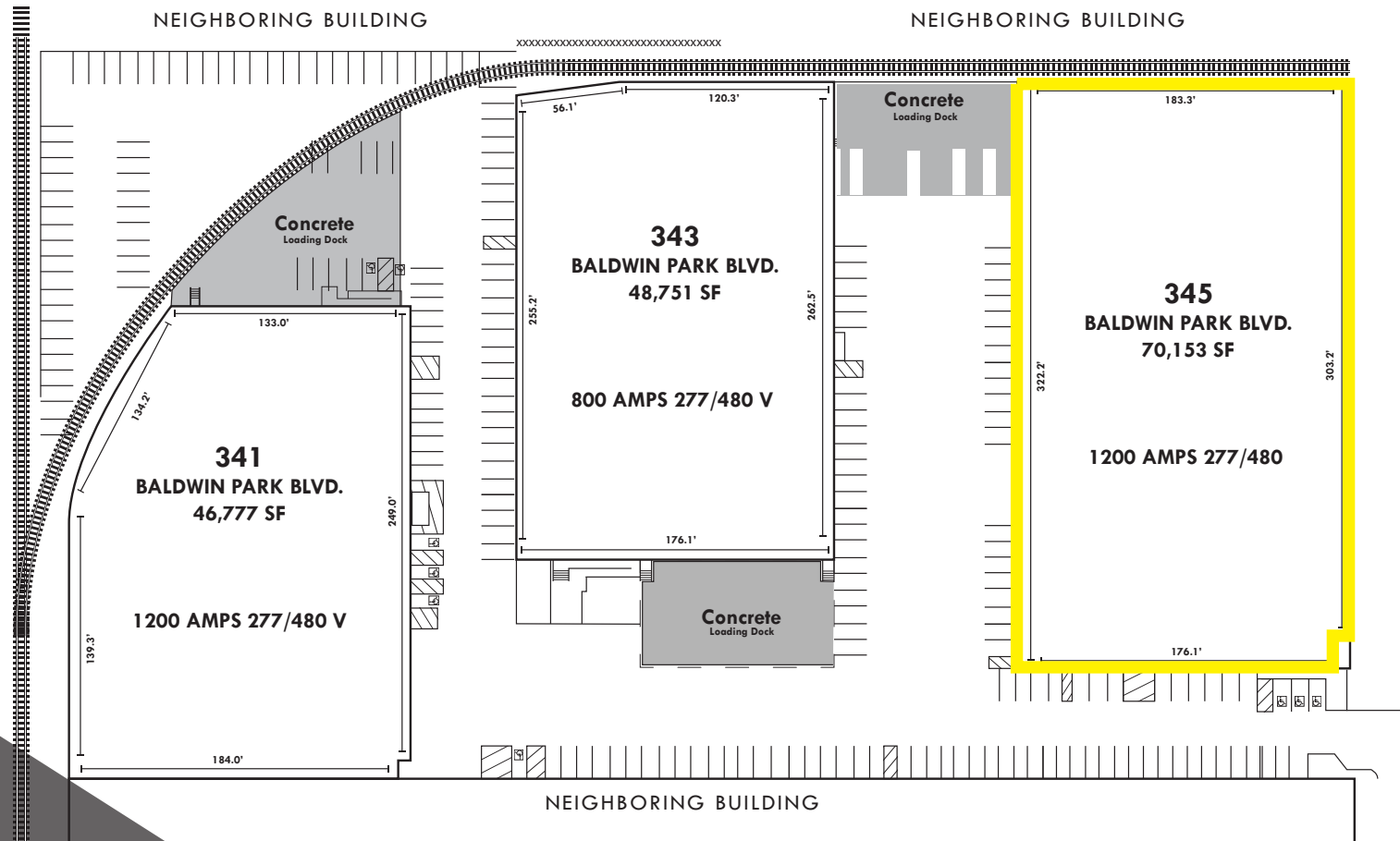
### CONSTRUCTION

Available Electrical (Amps) 1,200 amps

### SAFETY & PARKING

Sprinkler System 0.45/3,000 GPM  
Sprinkler System

# SITE PLAN



# LOCATION

**345 BALDWIN PARK BLVD** is located at the junction of E Valley Blvd and Baldwin Park Blvd, just south of the 10 Freeway with convenient access to both the 605, 60 and 10 freeways. Minutes away from convenient shops, food and other retailers.

## LABOR FORCE

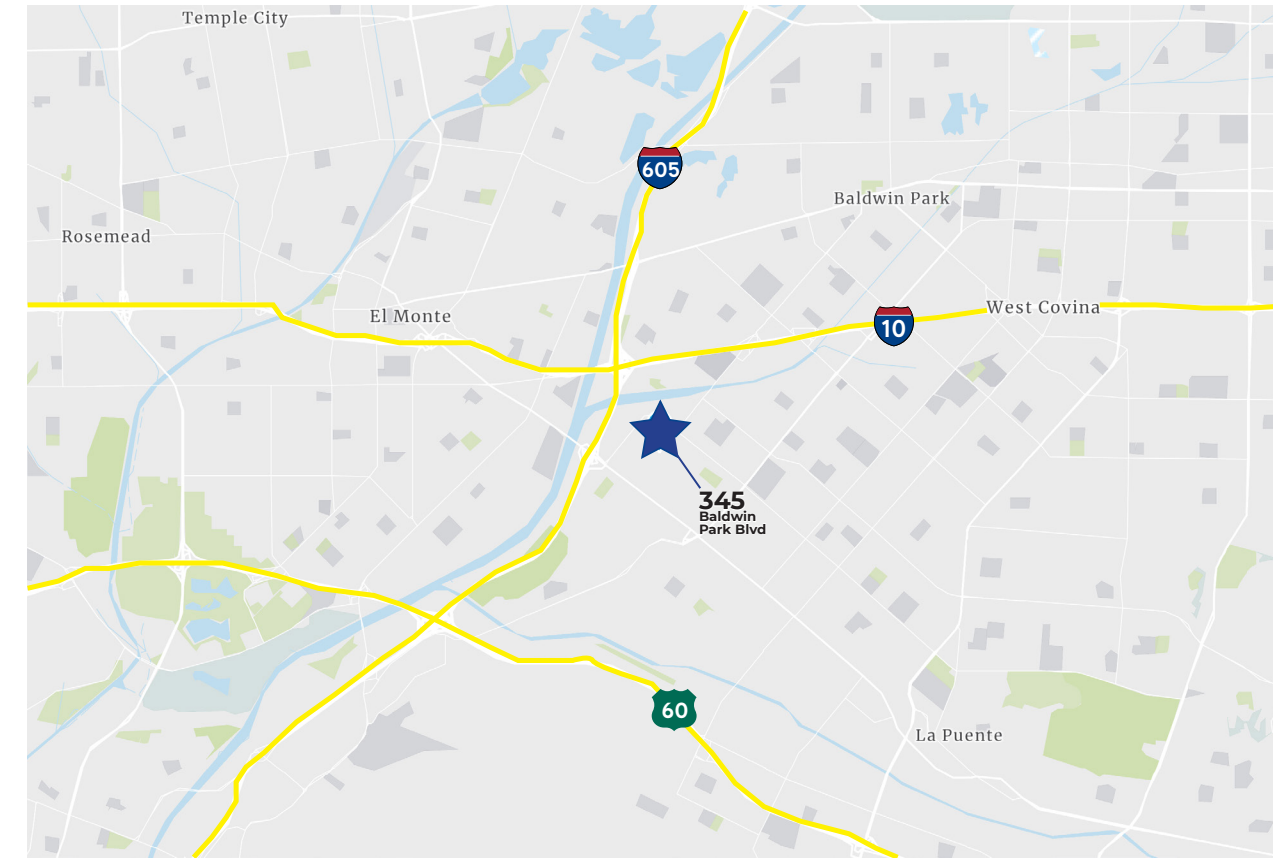
- ± 5 MILES
- MEDIAN AGE: **35**
- AVERAGE HOUSEHOLD INCOME **\$90,354**
- AVERAGE EDUCATION REACHED: **HIGH SCHOOL GRADUATE**
- WORKFORCE POPULATION WITHIN 30MIN DRIVE: **1,889,423**

## DRIVE TIME:

- TO 60 FREEWAY: 6 MINUTES
- TO 10 FREEWAY: 6 MINUTES
- TO 605 FREEWAY: 2 MINUTES
- TO ONTARIO AIRPORT: 35 MINUTES
- TO LAX AIRPORT: 40 MINUTES

## NEARBY CONVENIENCES

- ±5 MIN
- TARGET
- WALMART
- THE COFFEE BEAN
- HASH KITCHEN
- STARBUCKS
- GROCERY OUTLET
- SMART & FINAL
- IN-N-OUT
- DUNKIN DONUTS
- RAISIN CANES
- WING STOP
- ALDI
- PLANET FITNESS
- LA FITNESS
- 24 HOUR FITNESS



**FOR MORE INFORMATION PLEASE CONTACT**

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[richard.schwartz@colliers.com](mailto:richard.schwartz@colliers.com)

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