

±53,410 SF Divisible to ± 21,024 SF, 28,152 SF, or 49,176 SF

Outstanding Arcadia Distribution Building  
Large & Secured Yard  
28' Clear Height  
High-End Offices



HIGH IMAGE DISTRIBUTION FACILITY - FOR SALE OR LEASE

APPROXIMATELY 53,410 SF CORPORATE HQ  
DISTRIBUTION BUILDING WITH HIGH-END OFFICES

12318 Lower Azusa Road | Arcadia, CA





# PROPERTY FEATURES

12318 Lower Azusa  
Road



## PROPERTY HIGHLIGHTS

- ± 53,410 SF Drive Around Building w/ 105 parking stalls
- Four Dock High Positions, Three Ground Level Doors
- ± 12,448 SF of High-End Office Space
- Secured Truck Court with Large Yard
- 28' Minimum Clearance Height
- Calculated Sprinkler System (.60/3,000)
- Power: 1,600 Amps, 480v/277

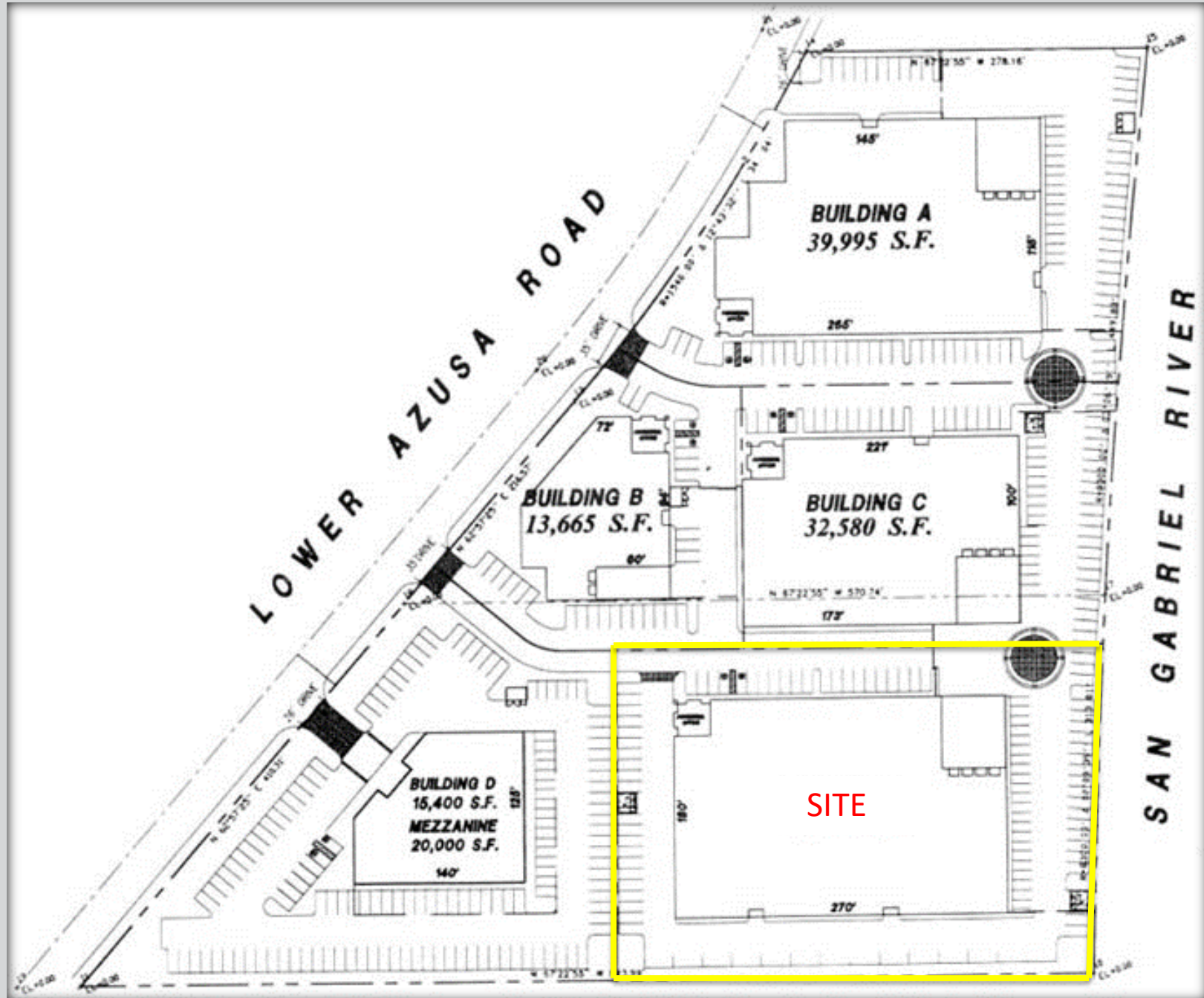
## AREA AMENITIES

- Exclusive Arcadia Location
- Immediate Access to (210), (605), & (10) Freeways
- Nearby Abundant Retail Amenities
- High Profile Address
- One-of-a-Kind Opportunity
- Heart of the San Gabriel Valley
- Proximity to High End Residential Neighborhoods



# RIVERVIEW BUSINESS CENTER PLAN

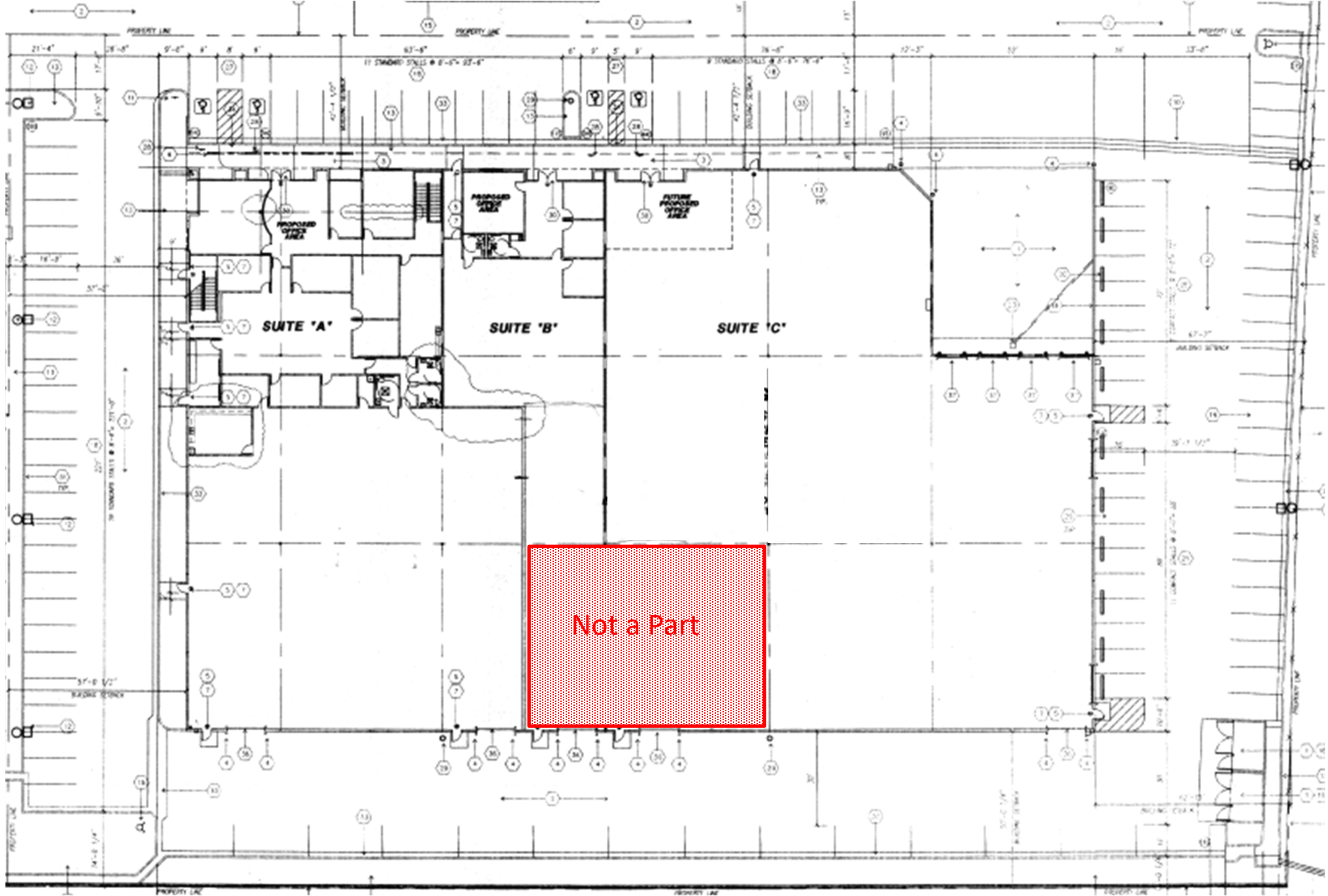
12318 Lower Azusa Road  
Road



# SITE PLAN - FULL BUILDING

±49,176 SF for Lease; ±53,410 SF for Sale

12318 Lower Azusa Road



# SITE PLAN - FULL BUILDING

±49,176 SF for Lease; ±53,410 SF for Sale

12318 Lower Azusa Road

**Full Bldg Lease Option**  
± 49,176 SF

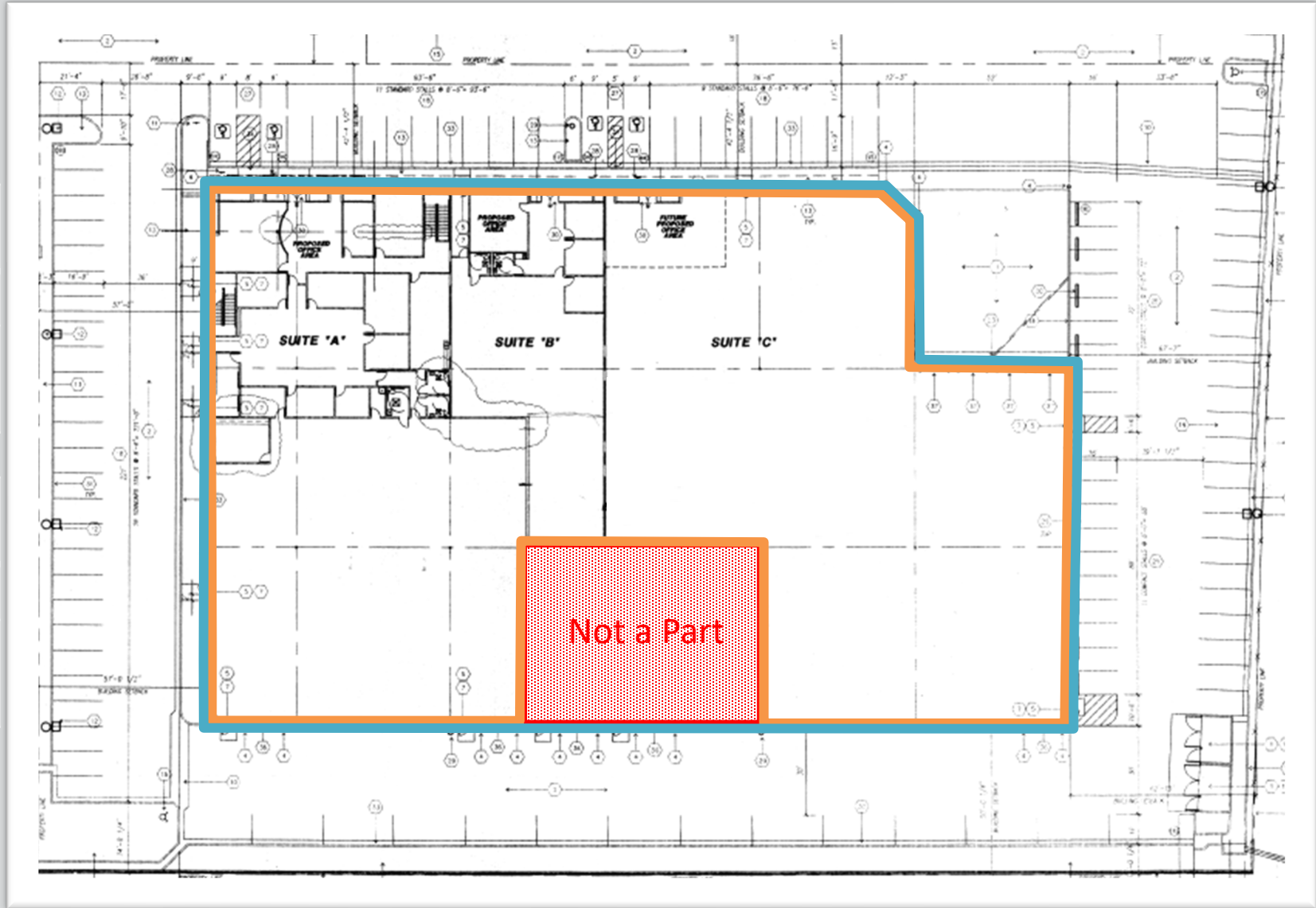
Available August 2024

± 12,448 sf High End Office  
4 DH; 3 GL Doors  
\$1.50 psf NNN

**Full Bldg Sale Option**  
± 53,410 sf

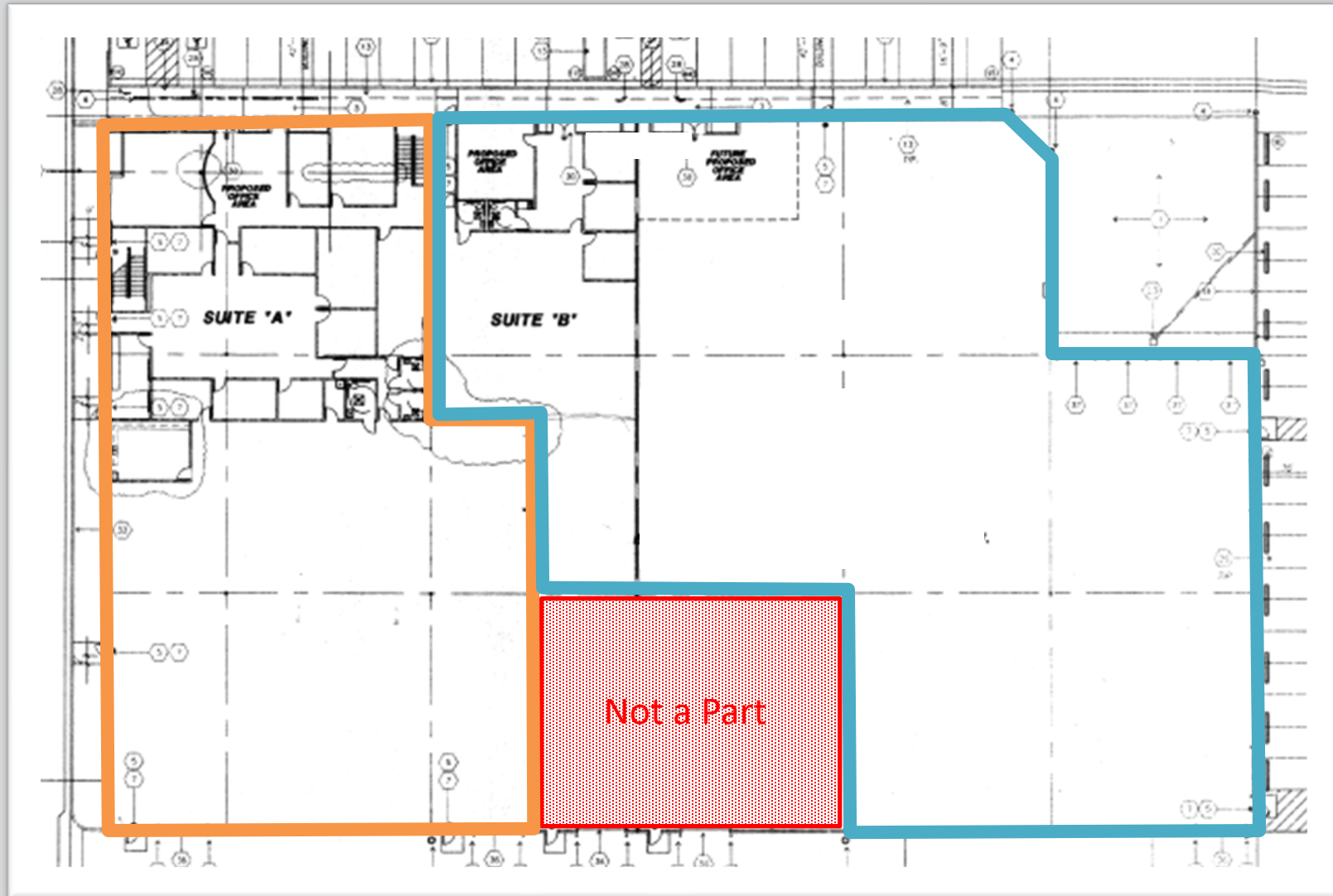
Available August 2024

± 12,448 sf High End Office  
4 DH; 3 GL Doors  
Sale Price - TBD



# SITE PLAN - DEMISED

12318 Lower Azusa Road



**Suite A - ± 21,024 sf**

Available August 1, 2024

± 9,998 sf High End Office  
2 Ground Level Doors  
\$1.40 psf NNN

**Suite B - ± 28,152 sf**

Available August 1, 2024

± 2,450 sf High End Office  
4 DH, 1 GL Doors  
\$1.50 psf NNN





## LEASING CONTACTS

**Chris Tolles**

Executive Managing Director | Brokerage  
+1 213 955 5129  
[chris.tolles@cushwake.com](mailto:chris.tolles@cushwake.com)  
License: 01459899

**Erik Larson**

Executive Director Managing | Brokerage  
+1 213 955 5126  
[erik.larson@cushwake.com](mailto:erik.larson@cushwake.com)  
License: 01213790

**Maya Schirn**

Associate | Brokerage  
+1 213 236 4931  
[Maya.schirn@cushwake.com](mailto:Maya.schirn@cushwake.com)  
License: 02237054



900 Wilshire Boulevard,  
Suite, 2400  
Los Angeles, CA 90017  
+1 213 955 5100  
License: 0061635

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