

FOR LEASE
20,618 SF

Exclusive Listing Agents

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4188

EL MONTE, CA

Arden

**HICKSON
BUSINESS PARK**



NEWMARK

BUILDING SPECIFICATIONS

4188 Arden



Lease Rate	Call Broker
Available SF	20,618 SF
Zoning	M2
Sprinklered	ESFR
Clear Height	30'
GL Doors/Dim	1 / 12x14
DH Doors/Dim	2 / 9x10
Power	A: 400 V: 277/480
Construction Type	CTU
Const Status/Year Built	Existing / 2021
Parking Spaces	25 Spaces, Ratio: 1.2:1
Specific Use	Warehouse/Distribution
Office SF / #	5,008 SF

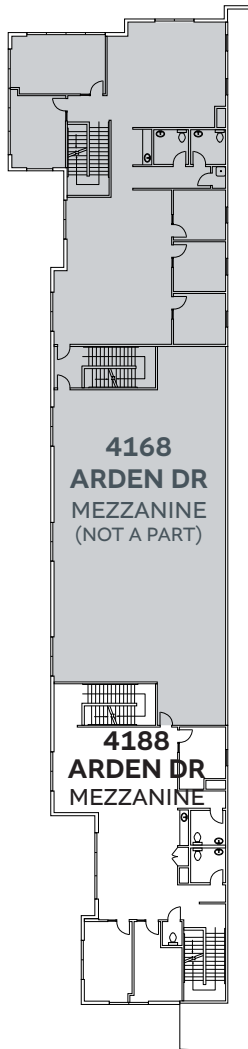
HIGHLIGHTS

- 30' Clear Height
- 2 Dock High Doors
- Corner of Arden Drive and Hickson Street

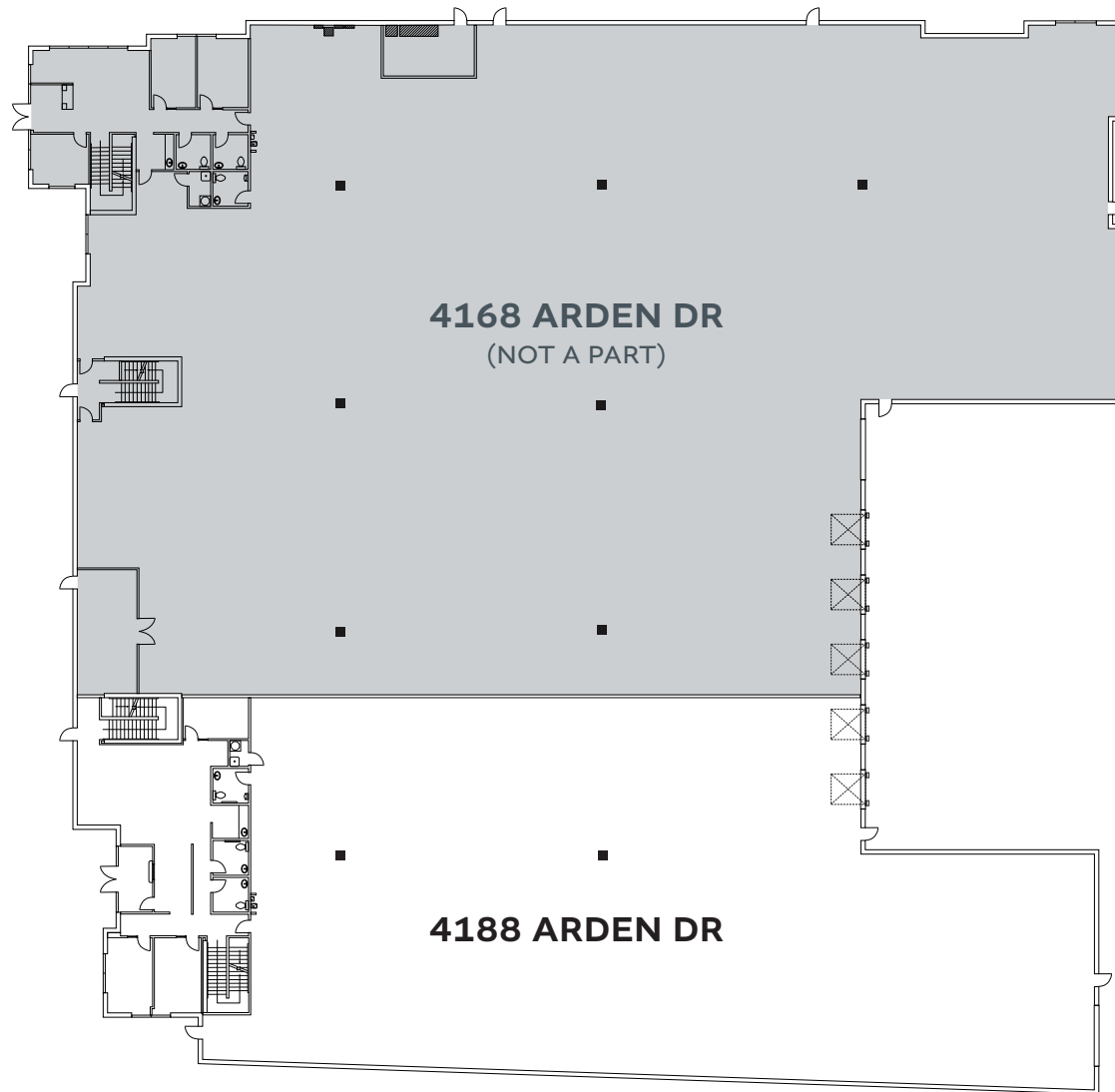
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FLOOR PLAN

MEZZANINE



GROUND FLOOR



4188



SITE PLAN



PROPERTY AERIAL



PROPERTY AERIAL



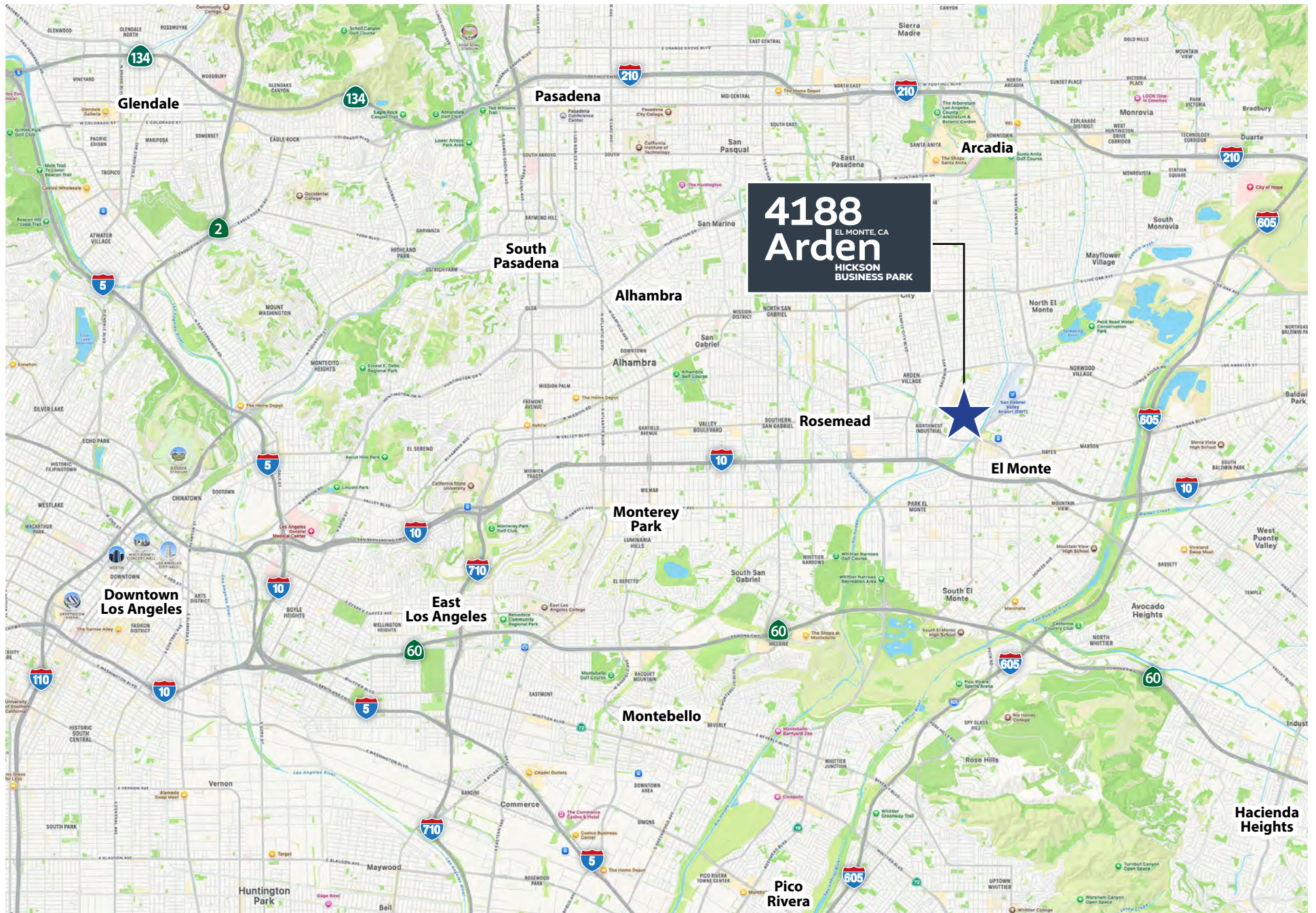
PROPERTY AERIAL



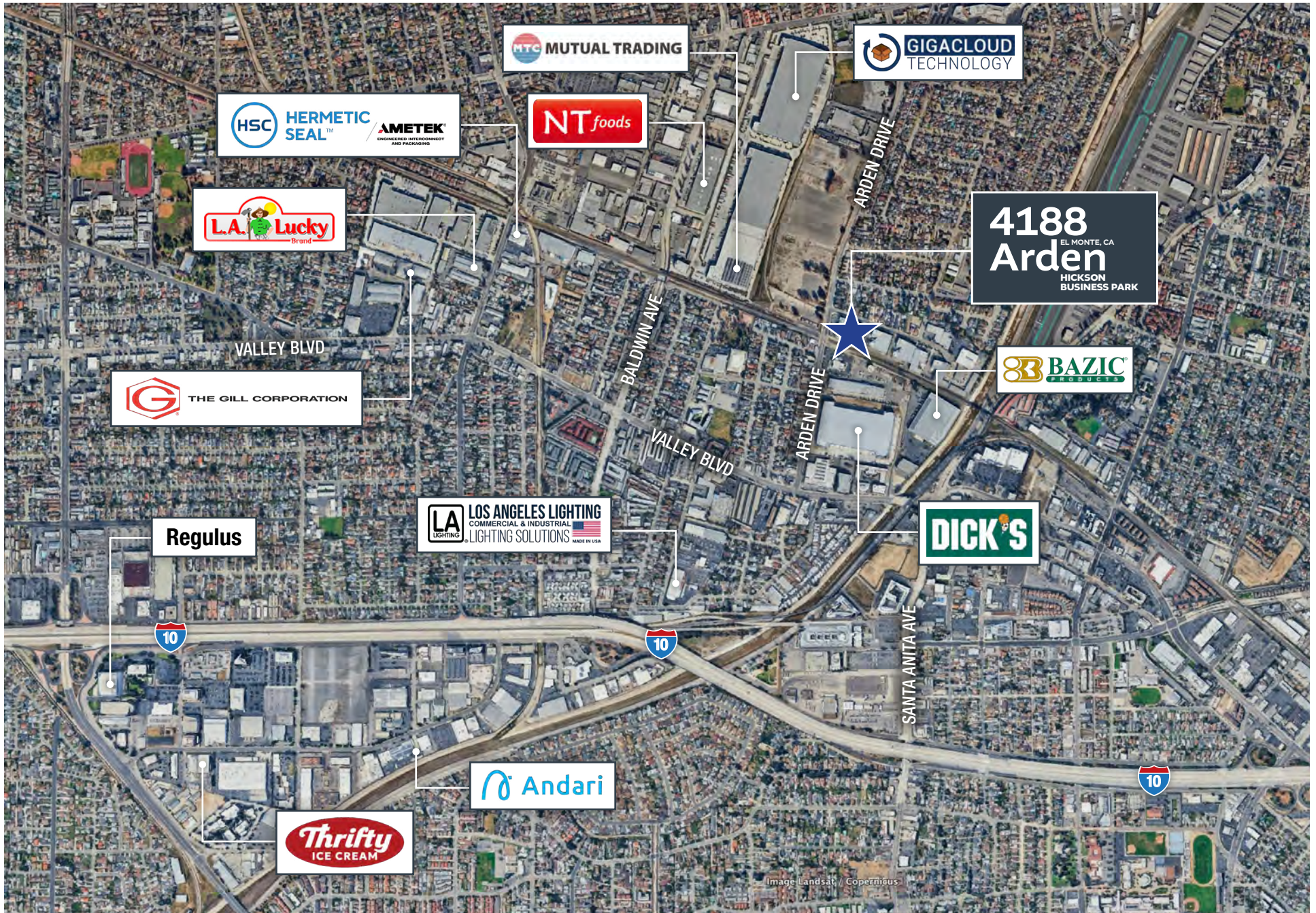
PROPERTY AERIAL



REGIONAL MAP



CORPORATE NEIGHBORS



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HICKSON BUSINESS PARK

FOR MORE INFORMATION, PLEASE CONTACT



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