



16438 Valley Blvd

16438 Valley Blvd, La Puente, CA 91744



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16438 Valley Blvd

\$9,000,000

Excellent investment opportunity in one of the most desirable areas of the San Gabriel Valley and the entire Los Angeles county for industrial warehousing. Building is strategically close to the 10, 60, and 605 Fwy. Close to upscale neighborhoods and Golf course, and to the city of Los Angeles. Located in one of the most important industrial warehouse hub in the nation. Downstairs you will walk into a Huge downstairs open area that can be used as a show room or very large office open area concept, a private office and 2 1/2 baths and storage room. Upstairs there are 6 private offices, and additional room/office with a kitchenette and 3 1/2 baths, another huge open area and a second very large open area with a window overlooking the warehouse that can be used as a large conference room, and storage room. The huge warehouse has double loading dock and a single loading dock concrete ramp....



Price:	\$9,000,000
Property Type:	Industrial
Property Subtype:	Distribution
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.20 AC
Rentable Building Area:	30,176 SF
Rentable Building Area:	25,988 SF
Sale Conditions:	[object Object]
No. Stories:	2
Year Built:	2001
Parking Ratio:	1.35/1,000 SF
Clear Ceiling Height:	24 FT
No. Drive In / Grade-Level Doors:	1
Zoning Description:	M1, La Puente



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Property Photos



Building Photo

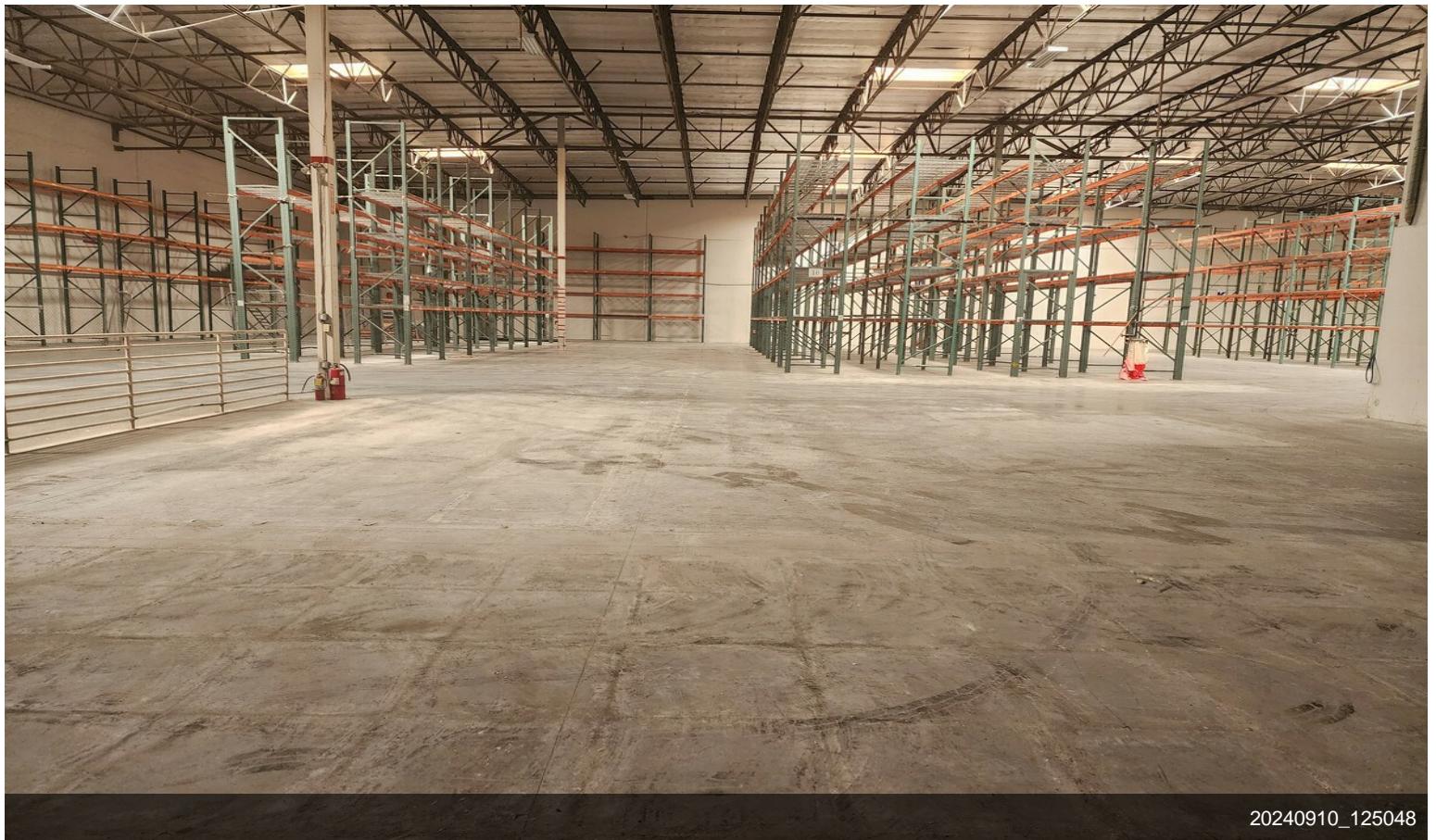


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Property Photos

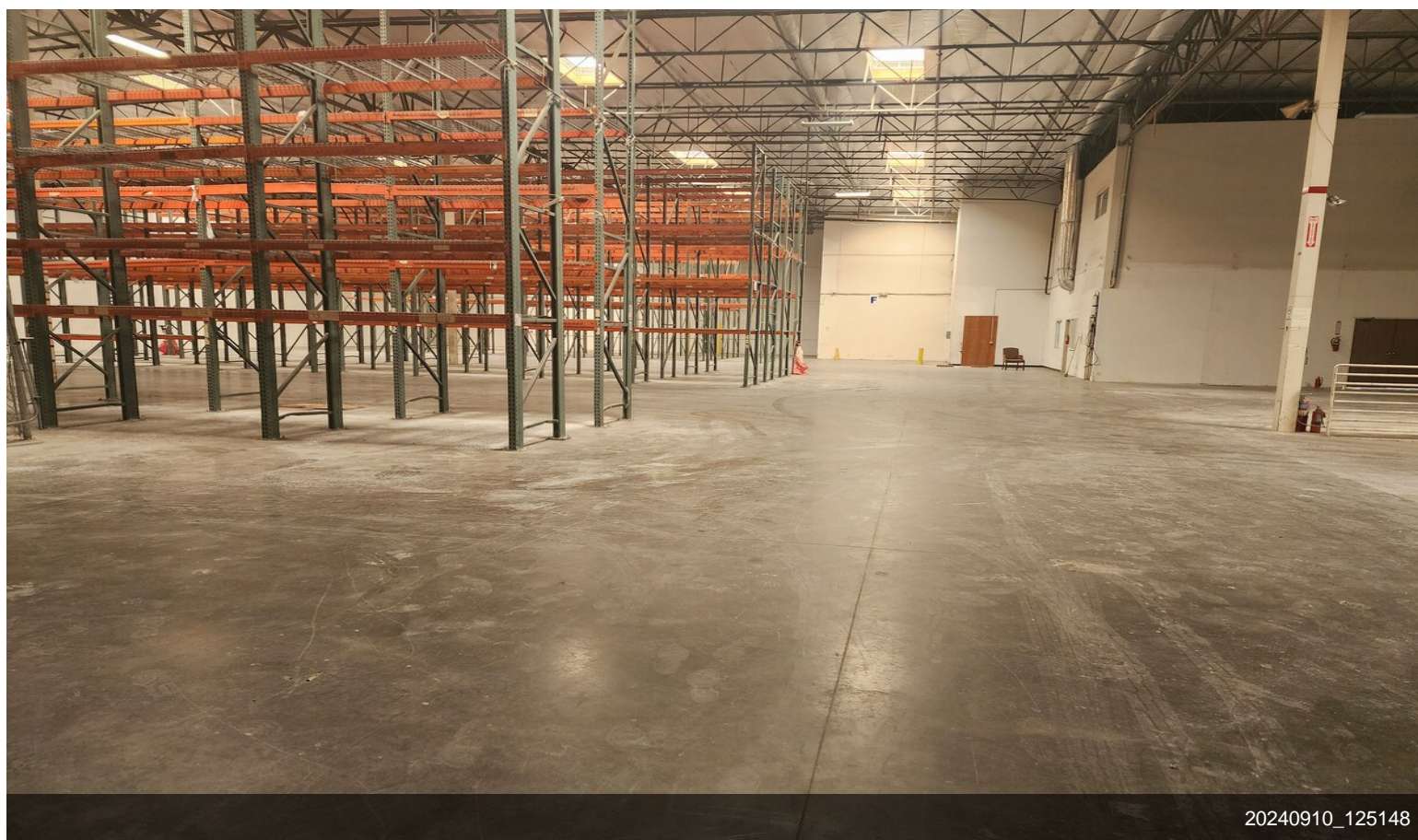


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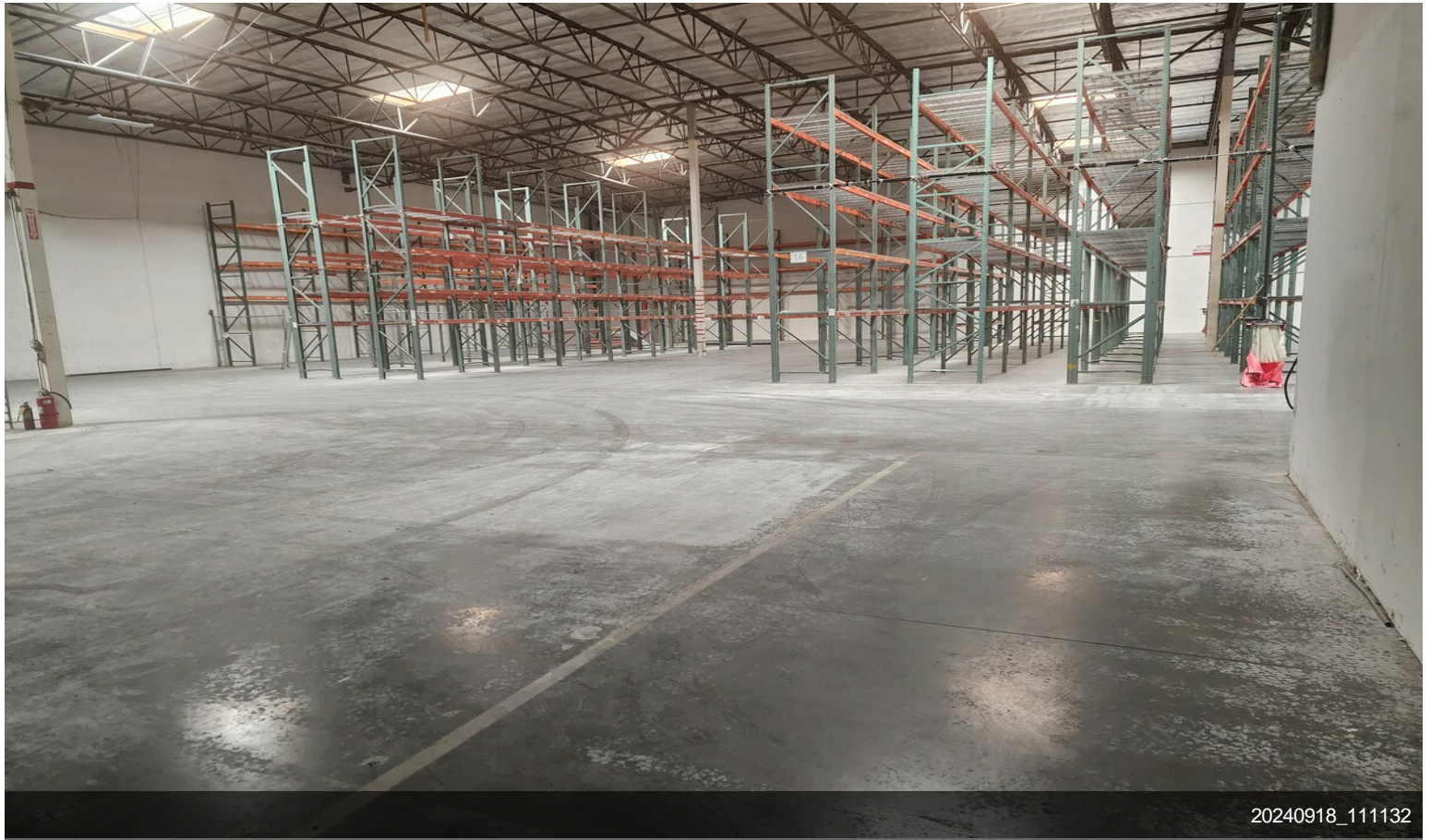


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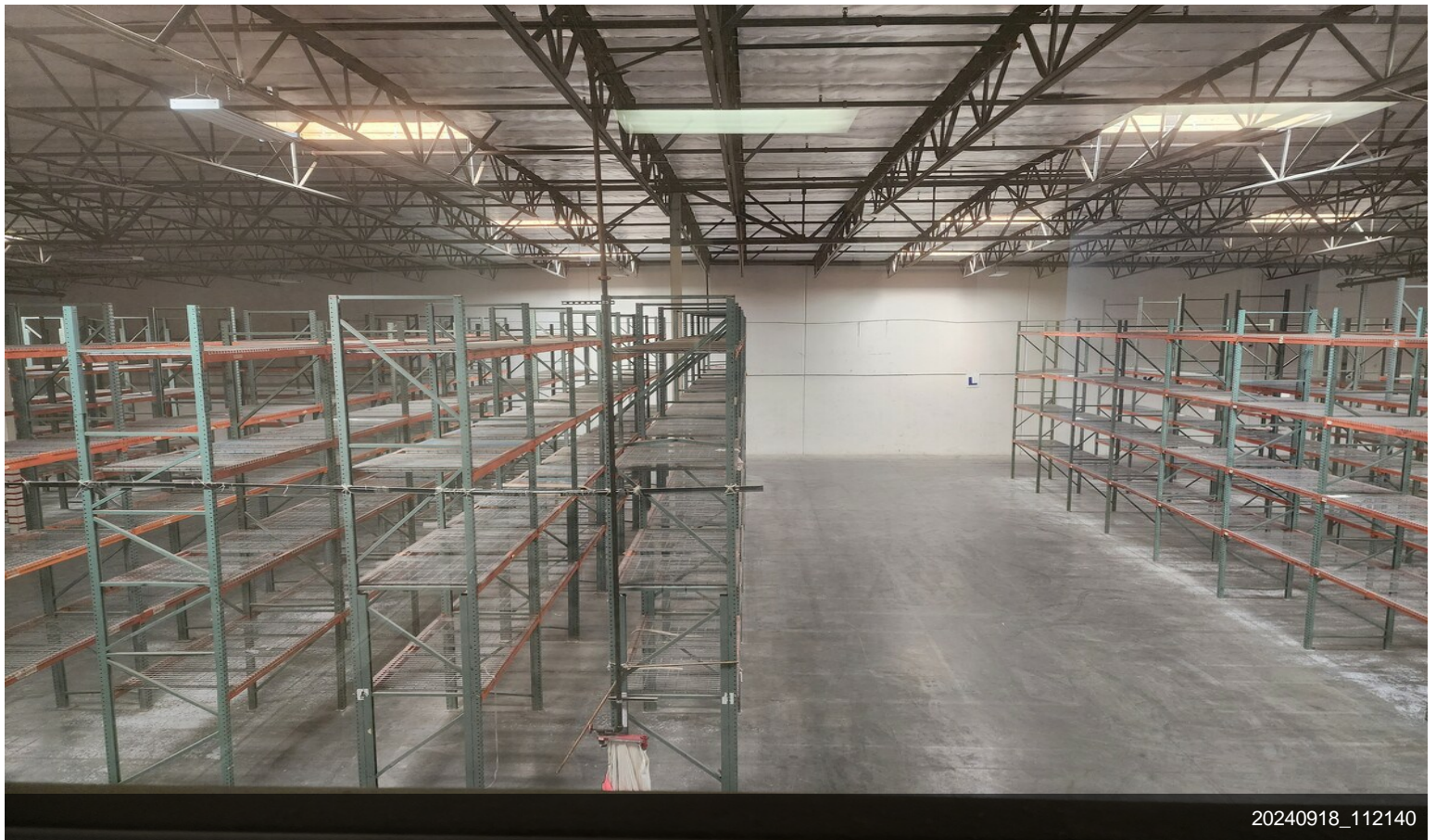
Property Photos



Property Photos

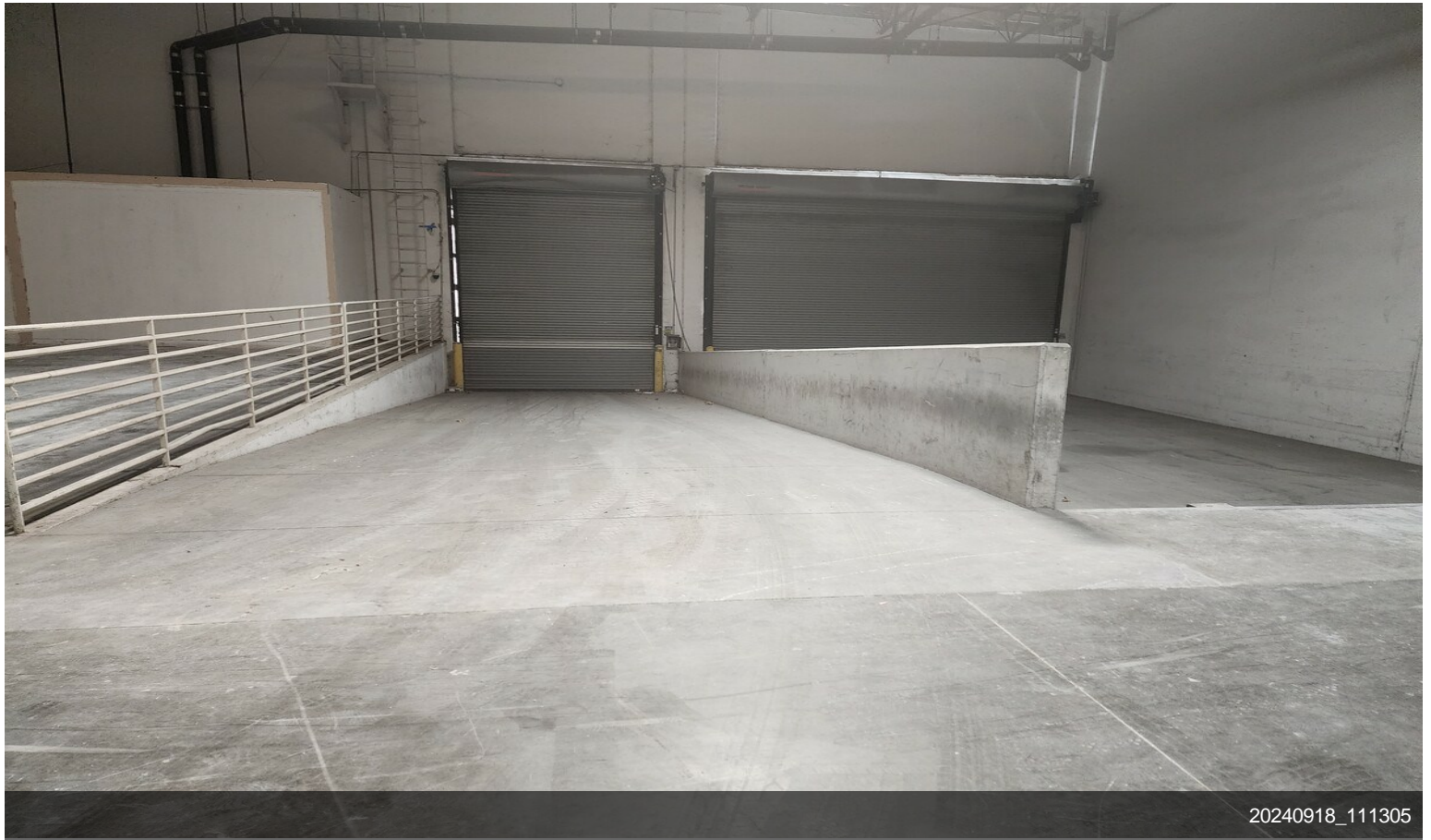


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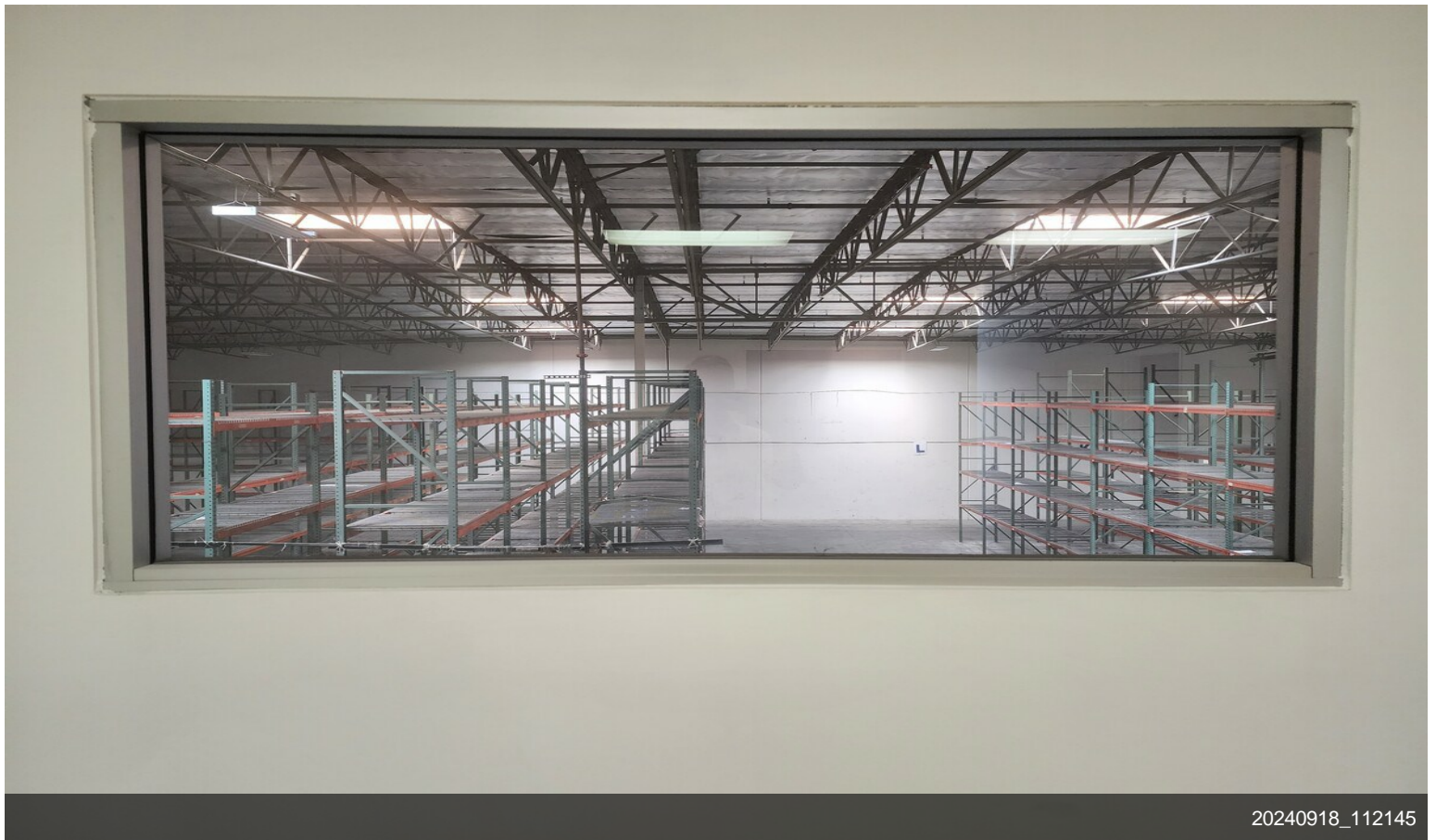


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Property Photos

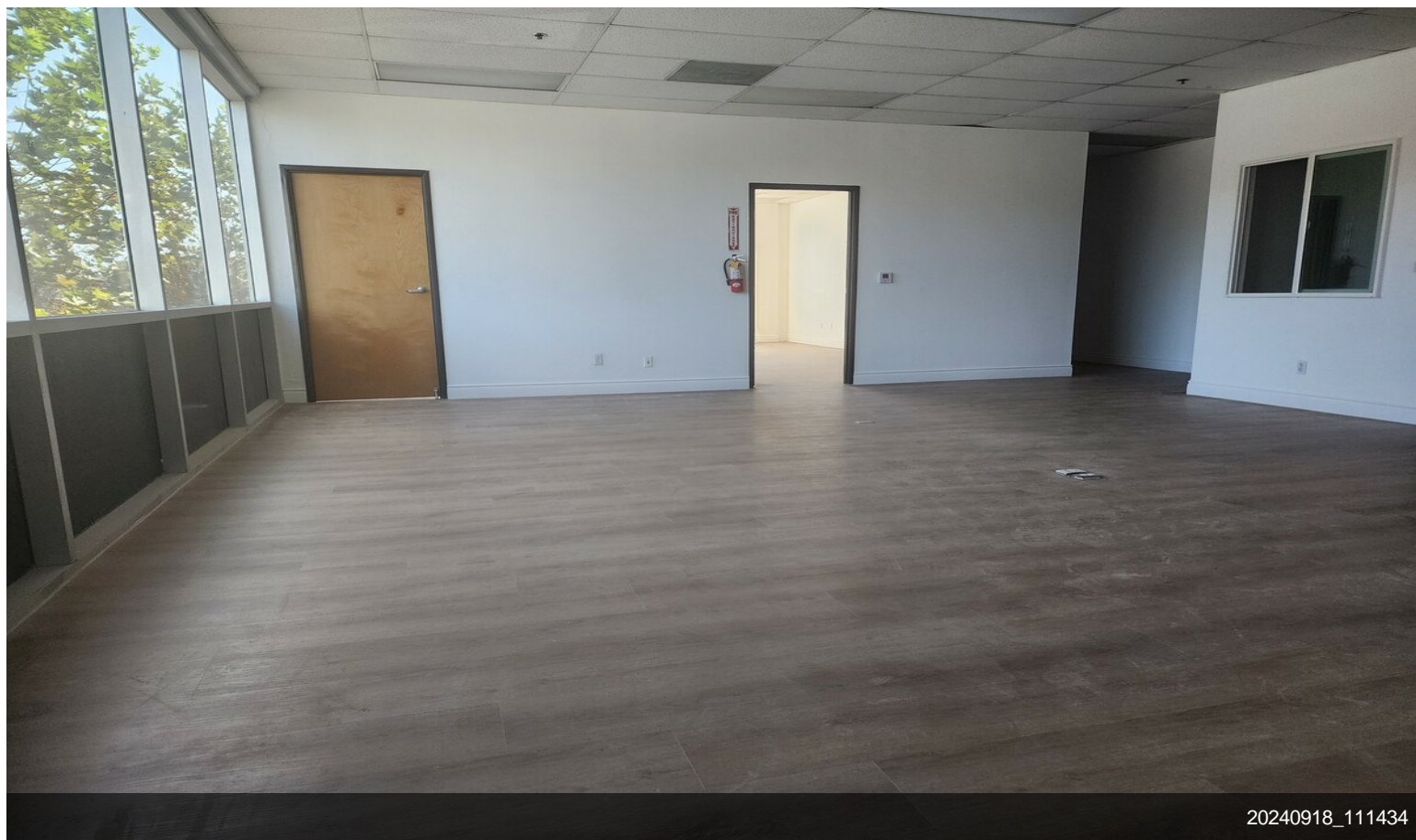


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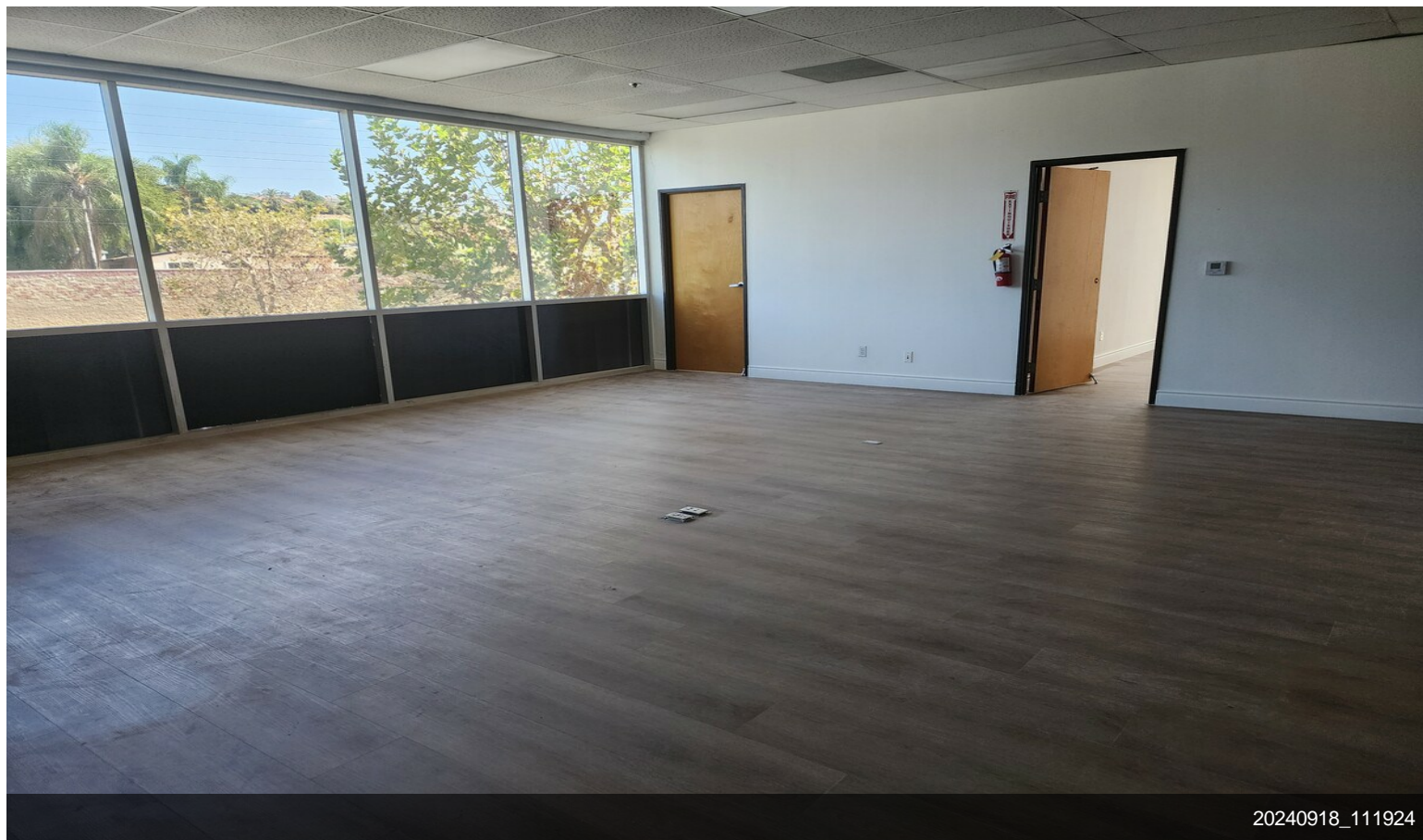


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Property Photos



20240918_111434



20240918_111924

Property Photos



Property Photos

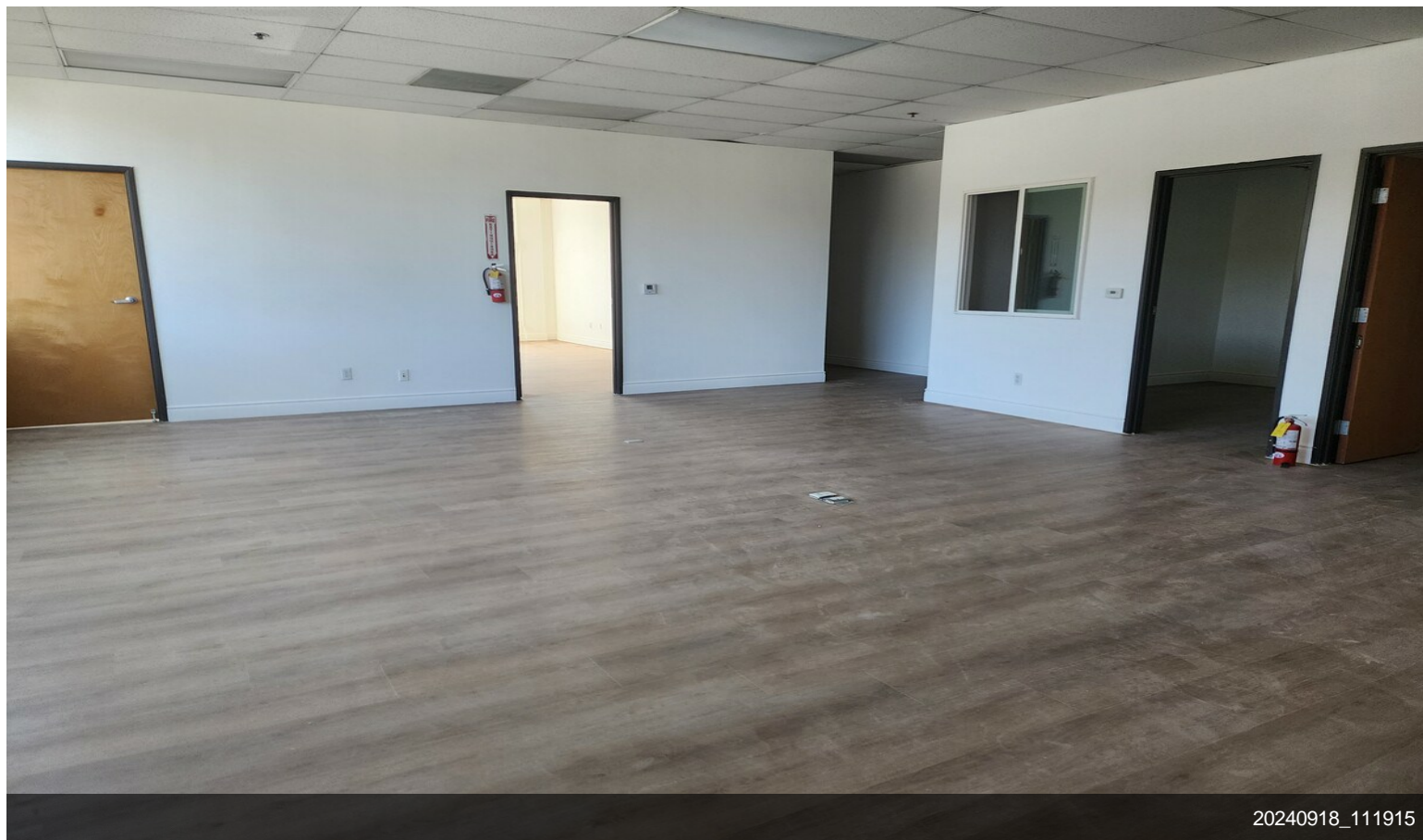


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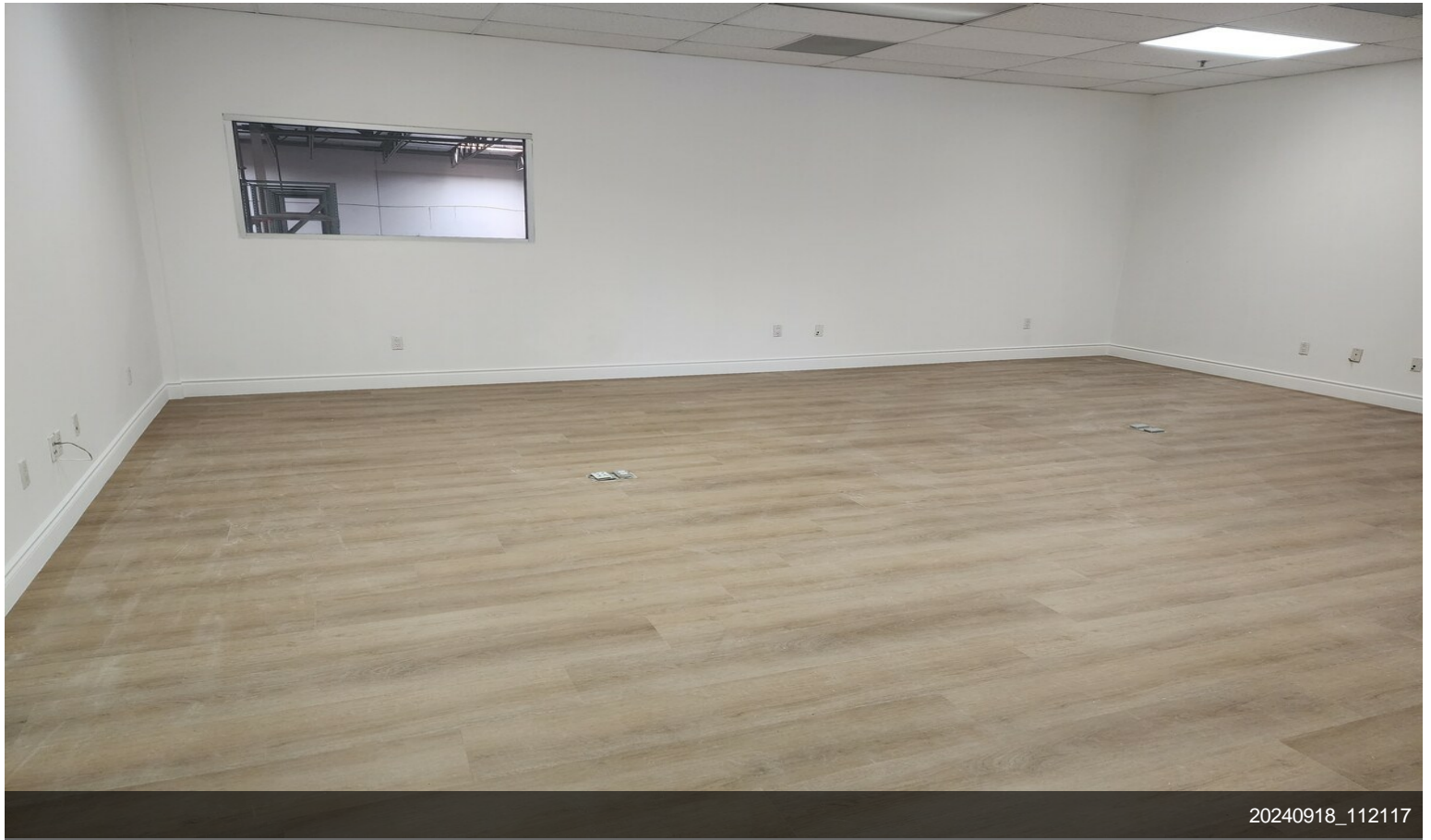


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Property Photos



Property Photos

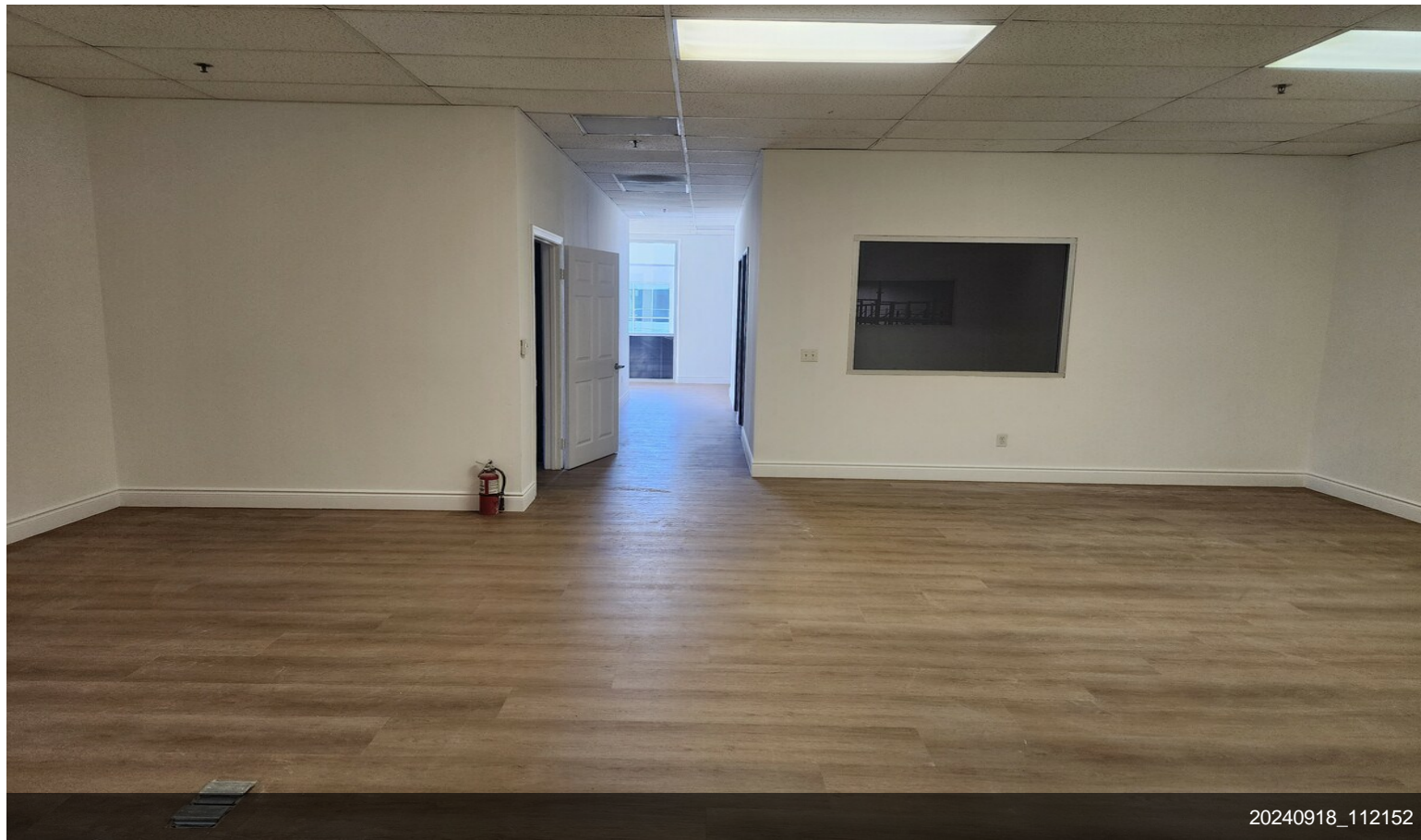


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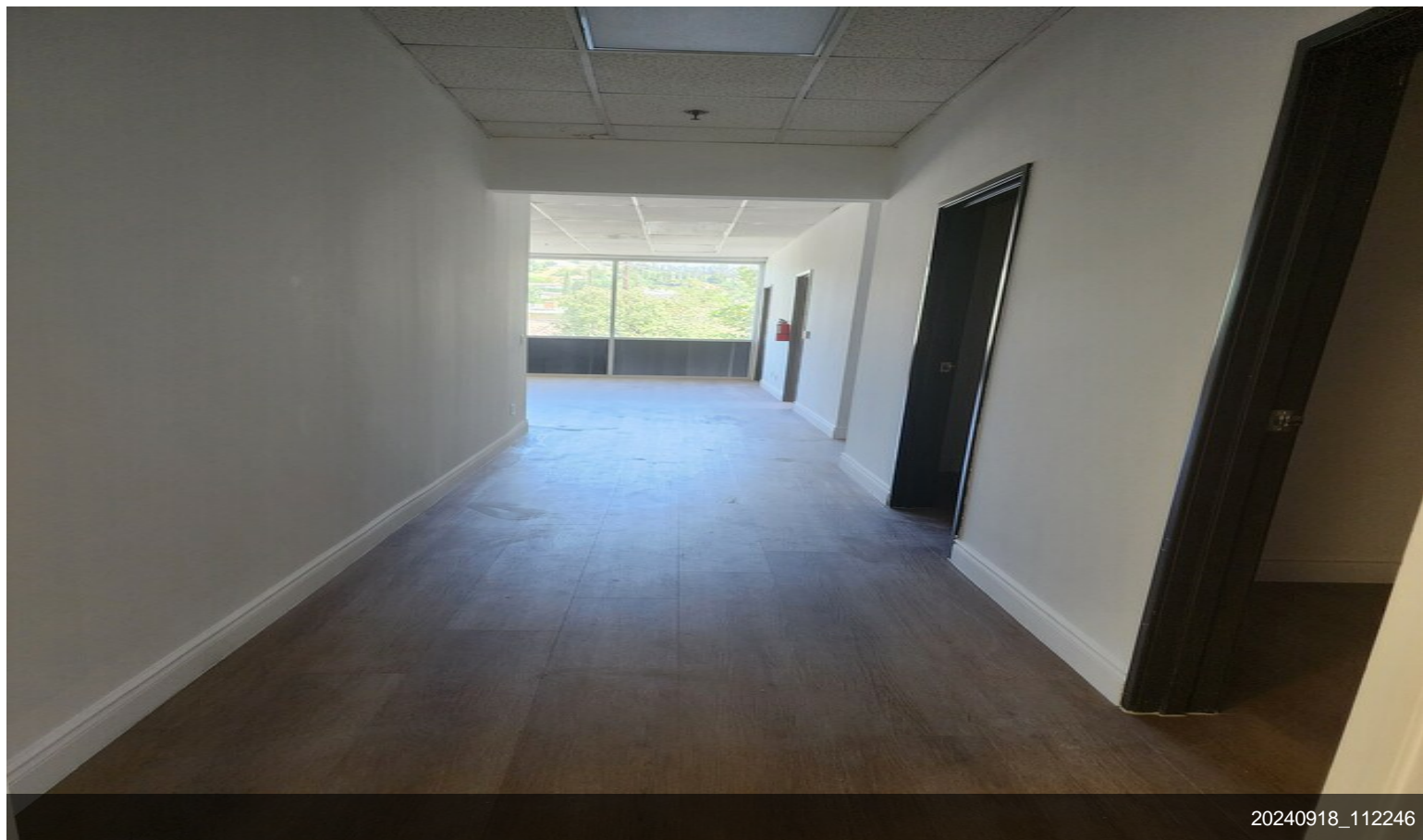


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Property Photos



20240918_112152



20240918_112246

Property Photos



20240918_113931



Plat Map