



PROPERTY FEATURES:

- 3 Multiple functional buildings, including a standalone office building, warehouse building, and an additional storage building
- **Combined 6,978 SF (2,582 SF of 2-Story Office Building & 2,734 SF of Warehouse Building and 1,662 SF of Storage Building)**
- **Asking Rent Rate: \$1.59 per sf. (\$11,095.02 per month – Industrial Gross)**
- **Zone: M-1** (warehouse, distribution, light manufacturing, and assembly uses)
- 400A / 240V / 3-phase electrical service
- **13' Minimum Clearance Height for the warehouse building. 2 Roll-up doors (18' W x 12' H)**
- **10' Minimum Clearance Height for the storage building. 2 Roll-up doors (18' W x 10' H) + 1 Loading Dock.**
- **Ample Parking Spaces. Secure Gated Property with Two Separate Ingress & Egress Points.**
- Large Secured Yard Area – Ideal for Equipment or Vehicle Storage
- **Excellent Access to Freeway 210 and 605.**

For more information:



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**FLEX & OFFICE SPACES
AVAILABLE FOR LEASE**

FOR LEASE
11625 Goldring Road
Arcadia, CA 91006



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