

NEW 2024 CONSTRUCTION  
PERFECT FOR INVESTOR OR OWNER/USER

**FOR SALE**



±20,847 SF ON ±0.98 AC LOT

12793 Garvey Ave.

BALDWIN PARK | CA 91706

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR SALE  
**12793**  
Garvey Ave.

SUBJECT PROPERTY

WESTSCOTT AVE.

GARVEY AVE.



Google



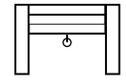
±20,847 SF  
FREESTANDING  
WAREHOUSE



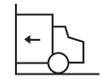
±0.98 AC  
±42,689 SF  
LOT



±1,800 SF  
OFFICE



2  
DOCK HIGH  
DOORS



3  
GROUND LEVEL  
DOORS



27'  
CLEAR HEIGHT  
MINIMUM



HEAVY POWER  
1,240A, 120/208V,  
3P, 4W

# Garvey Ave.

# 12793

## BUILDING HIGHLIGHTS

±20,847 SF ON ±0.98 AC LOT



±20,847 SF Industrial Building



27' Clear Height



±0.98 Acres / ±42,689 SF Lot



Large Fenced and Secured Yard



Flexible Layout - Divisible for Additional Tenant



42 Parking Spaces



High Image/Freeway Visibility



IC (Industrial Commercial) Zoning



Two (2) Dock High Doors



Access to 10 and 605 Freeways



Three (3) Ground Level Doors



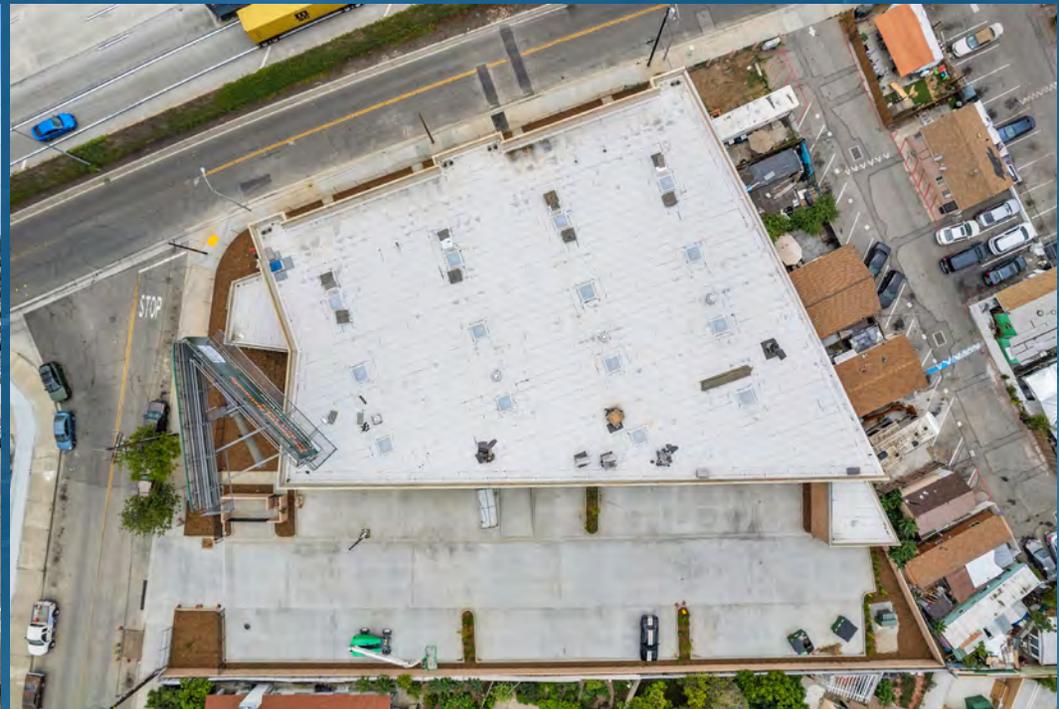
Billboard Not Part of Sale



Heavy Power  
1,240 Amps, 120/208 Volts, 3 Phase, 4 Wire



~~\$9,000,445~~ Price Reduction - Motivated Seller  
\$6,380,000 Bring Us Your Offers!



FOR SALE  
**12793**

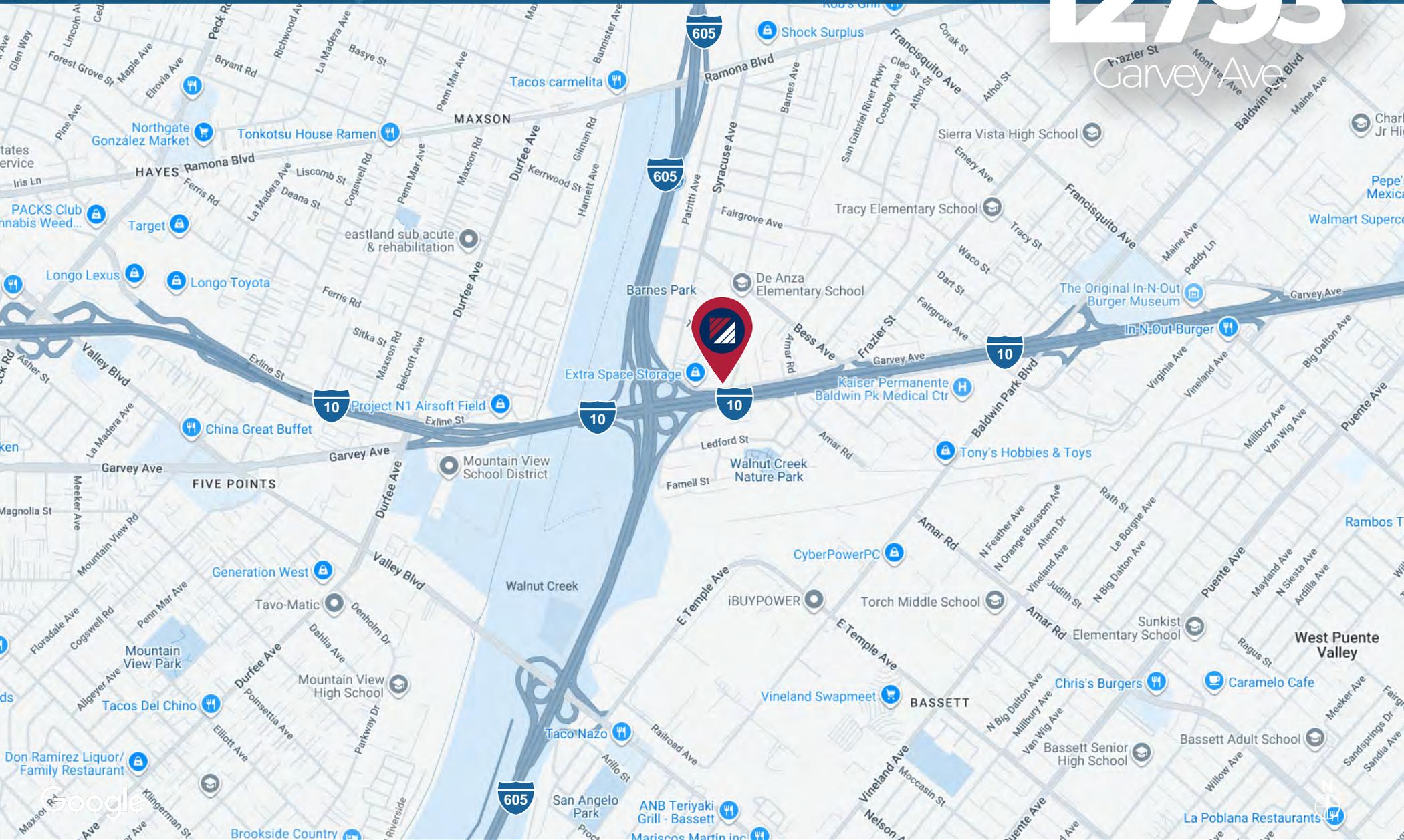
Garvey Ave.

# AMENITIES MAP

±20,847 SF ON ±0.98 AC LOT

FOR SALE

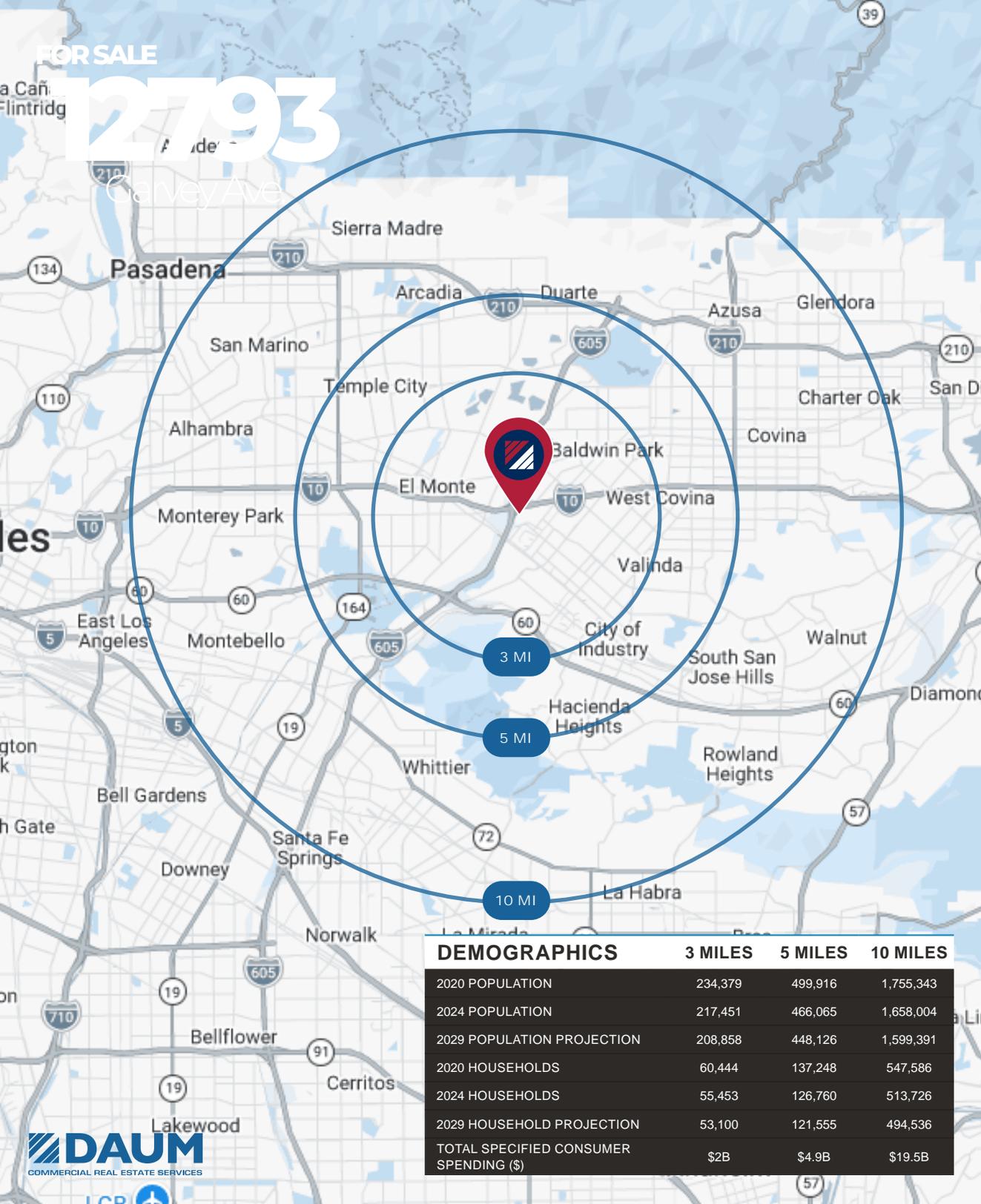
# 12793



FOR SALE

# 12793

Garvey Ave



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 POPULATION	234,379	499,916	1,755,343
2024 POPULATION	217,451	466,065	1,658,004
2029 POPULATION PROJECTION	208,858	448,126	1,599,391
2020 HOUSEHOLDS	60,444	137,248	547,586
2024 HOUSEHOLDS	55,453	126,760	513,726
2029 HOUSEHOLD PROJECTION	53,100	121,555	494,536
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2B	\$4.9B	\$19.5B

## LOCATION + DRIVE TIME



ADJACENT TO THE 10, 605, 210, & 60 FWYS



23 MINUTES FROM DTLA



ONTARIO INTERNATIONAL AIRPORT  
41 MIN | 24.9 MI

BOB HOPE AIRPORT  
43 MIN | 31.2 MI



COMMUTER RAIL

BALDWIN PARK METROLINK  
12 MIN | 3.5 MI

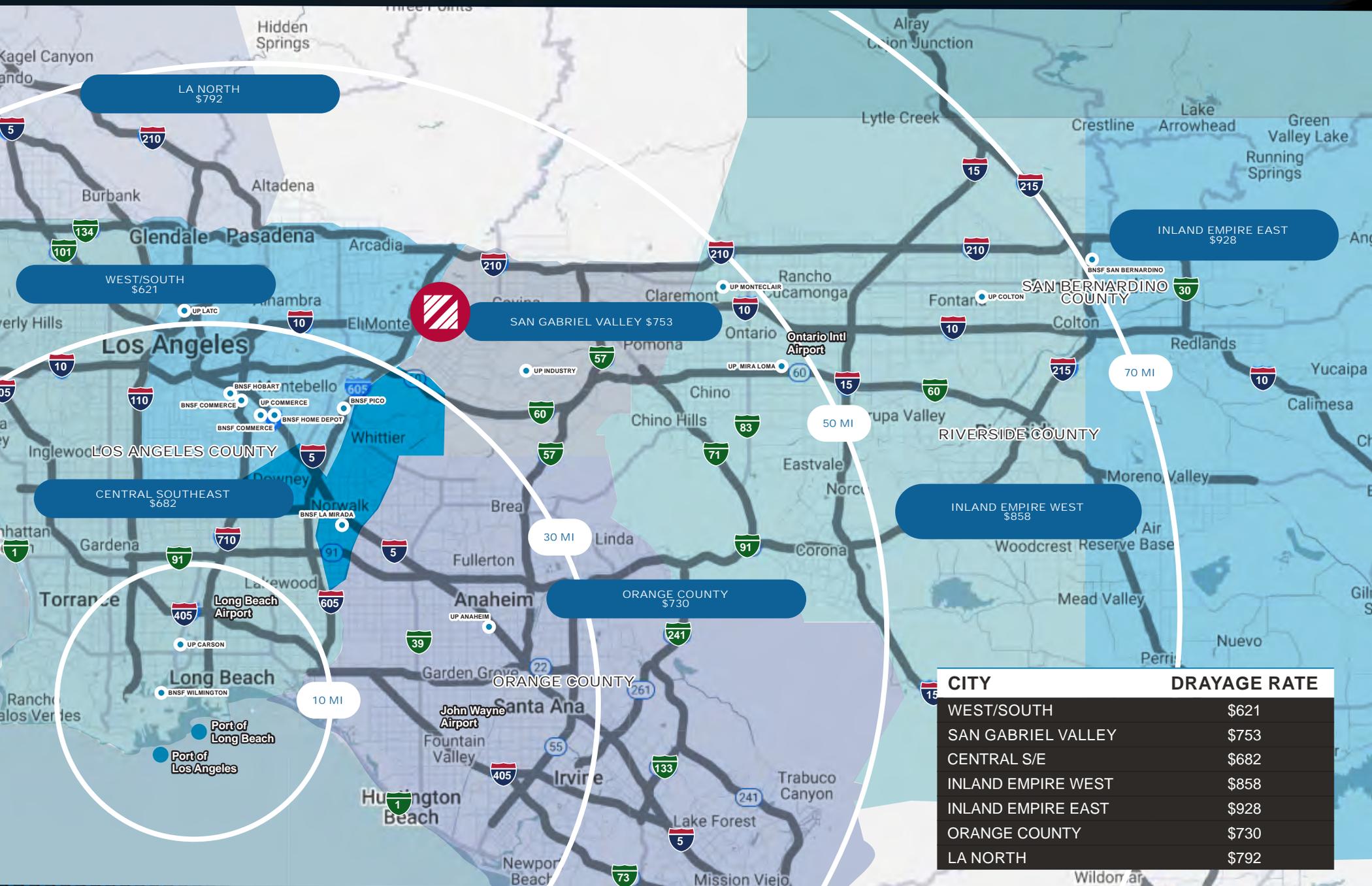
LOS ANGELES INTERNATIONAL AIRPORT  
57 MIN | 31.9 MI

## TWO (2) HOURS 0 MIN RADIUS



SOURCE GOOGLE MAPS TRAVEL TIME 2025\*

# CONSIDERABLE DRAYAGE COST SAVINGS



# FOR SALE

## 12793 Garvey Ave.

BALDWIN PARK | CA 91706

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