

FOR SALE OR LEASE

INDUSTRIAL – R&D, LAB, FOOD USES

15023 Ramona Blvd., Baldwin Park, CA 91706



For more information, please contact:

Ryan Campbell, SIOR

Executive Managing Director
909.348.0606
rcampbell@naicapital.com
CA DRE License #01341826

Rose O'Sullivan

Executive Vice President
818.742.1615
rosullivan@naicapital.com
CA DRE License #01904175

Table of Contents

- 03 Property Details
- 04 Investment Highlights
- 05 Pricing Detail
- 06 Property Photos
- 07 About the Asset
- 08 About Baldwin Park
- 09 Floor Plan
- 10 Aerial Photos

For more information, please contact:

Ryan Campbell, SIOR

Executive Managing Director
909.348.0606
rcampbell@naicapital.com
CA DRE License #01341826

Rose O'Sullivan

Executive Vice President
818.742.1615
rosullivan@naicapital.com
CA DRE License #01904175





PROPERTY DETAILS



Building SF:
17,638 SF



Land AC/SF:
0.81 AC / 35,284 SF



Year Built/Renovated:
1987/2021



Loading Doors:
2 GL Doors



Security:
Fully gated yard and security camera system



Clear Height:
18'



Parking:
30 Spaces (2/1000)



Fire Sprinklers:
Wet and Dry System



Power:
2,000 Amps / 120-208V
three phase



Uses:
R&D, Lab, Food
& Mfg.

Information is from sources deemed reliable but should be independently verified.

Investment Highlights

Power: 2,000 Amps / 120 – 208 V / 3 phase.

Fully Secured Facility: Fenced yard with security cameras on site.

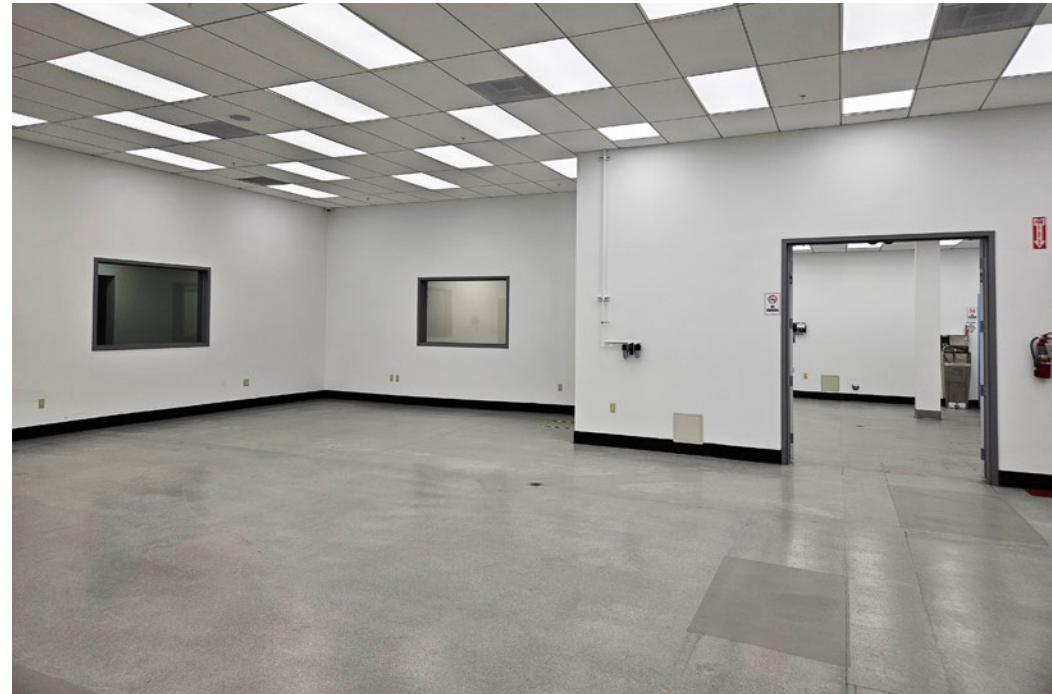
18' Clear Height Warehouse.

Divisible Space Perfect for single or multi tenant user.

Prime Location: Heavy industrial area with easy access from 10, 210, and 605 Freeways.

Specialized Buildout: Existing configuration built to GMP Pharmaceutical quality.

Zoning & Permitted Uses: I-C zoning supports lab/R&D, equipment sales, and other industrial, office, and retail uses. [View City Zoning Code Here](#)



Pricing Detail

FOR SALE

Asking Price: **\$4,650,000**

Price per SF: **\$264/SF**

FOR LEASE

Rate: **\$1.25 per SF per Month**

Lease Type: **NNN**

Divisible: **Yes**

Term: **Negotiable**



Interior Photos



About the Asset

This 17,638 sq.ft. building, set on 0.81 acres, offers premium warehouse and office space. The property features a large private parking lot accessible from Ramona Blvd. The 2021 studs-out remodel included a new roof, HVAC, security system, gates, and offices, all built to GMP Pharmaceutical quality, making it one of the finest assets in its class in the Greater Los Angeles Area.

The front, south-facing part of the building includes formal offices, conference rooms, a full kitchen and breakroom, locker rooms, bathrooms, and a high-tech server and security room. The back, north-facing part of the building features an expansive warehouse area with two exit doors and two automatic roll-up doors leading to a large parking lot with advanced fencing and security systems, ideal for truck access to the shipping and delivery zone. The building also boasts fully upgraded power and blast-proof exhaust systems, ensuring functionality for a wide range of businesses.

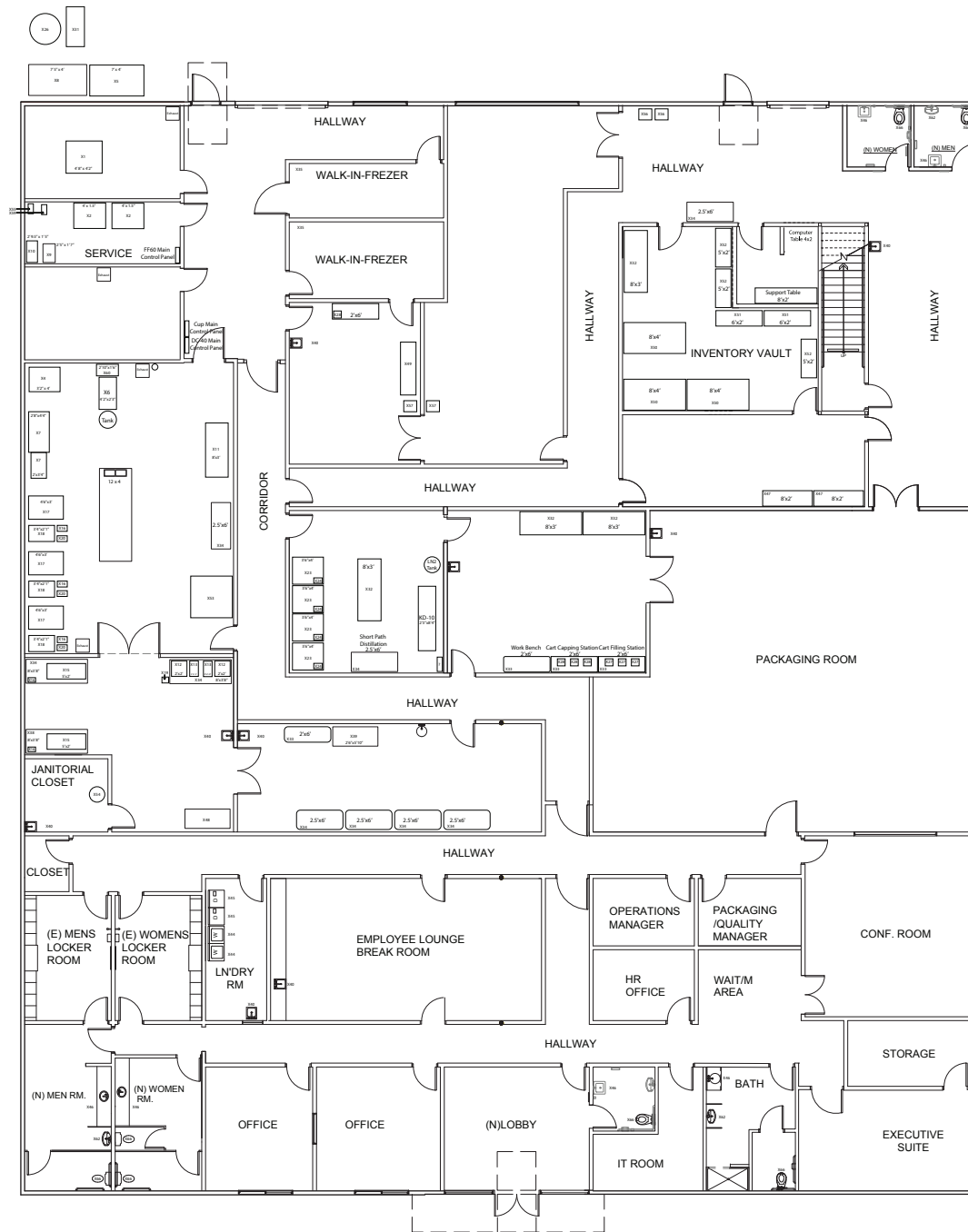


About Baldwin Park

Located in Baldwin Park, a vibrant city in the San Gabriel Valley, 15023 Ramona Blvd. offers a unique opportunity within a thriving business community. The building is situated in a prime industrial location with easy access to the 10, 210 and 605 freeways and less than an hour from the Ontario International Airport and LAX respectively. The property provides stunning views of the San Gabriel Mountains, combining natural beauty with a prime industrial location.



Floor Plan





BALDWIN PARK

SITE

RAMONA BLVD

PUENTE AVE





FOR SALE OR LEASE

INDUSTRIAL – R&D, LAB, FOOD USES

15023 Ramona Blvd., Baldwin Park, CA 91706



For more information, please contact:

Ryan Campbell, SIOR

Executive Managing Director
909.348.0606
rcampbell@naicapital.com
CA DRE License #01341826

Rose O'Sullivan

Executive Vice President
818.742.1615
rosullivan@naicapital.com
CA DRE License #01904175