

Industrial Warehouse For Lease

*Prime location & Well Maintained
Environment At:*

4441 Baldwin Ave Unit D,
El Monte, CA



Size: 17,760 SF

Lease Rate: \$1.45/SF, Modified Gross

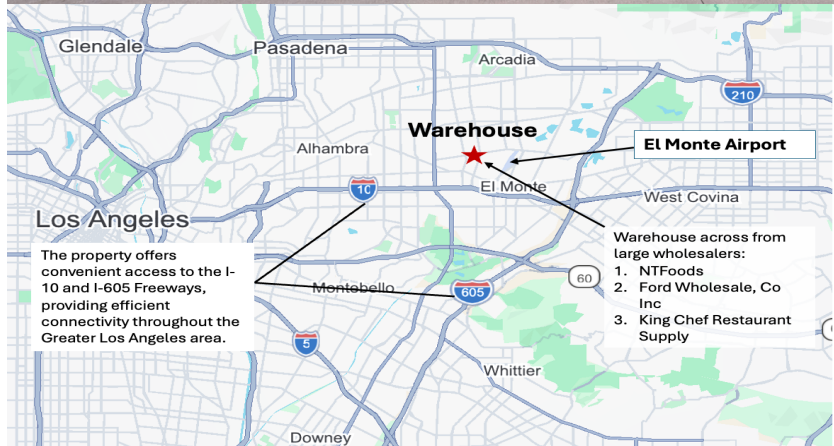
Available: Immediately

Term: Negotiable

Parking: Up to 20 assigned parking spaces plus 50 shared parking spaces.

Amenities:

- **Prime Location:** Convenient access to I-10 and the 605 Freeway, providing excellent regional connectivity
- **Well-Maintained Environment:** Located in a clean, professional, and well-kept business setting
- **Loading:** Equipped with one ground-level door and one loading dock, supporting efficient logistics and operations.
- **Strategic Proximity:** Approximately 15 miles east of Downtown Los Angeles and 35 miles north of the Port of Los Angeles, offering strong access to major business and distribution hubs.



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