



PROPERTY HIGHLIGHTS

- Approx. 9,088 SF Industrial Warehouse
- Approx. 15,236 SF Lot (0.35 Acre)
- Built in 2015
- Approx. 1,390 SF Second-Floor Office
- 18' Clear Warehouse Height
- One Grade-Level Loading Door
- Secure Gated Yard with Ample On-Site Parking
- Covered Carports
- Restroom with Shower
- Light Manufacturing Zone
- Convenient Access to I-10, SR-60 & I-605
- Three-phase electrical power



LISTING AGENT

BETTY WANG DRE# 01946131

📞 310.890.3988

✉ Team@TeamBettyWang.com

PINNACLE
REAL ESTATE GROUP

Pinnacle Real Estate Group | DRE# 01918023

🌐 1Pinnacle.com | 📞 626-888-9808

📍 2633 S Baldwin Ave, Arcadia, CA 91007

Pinnacle Real Estate Group makes no guarantees regarding the accuracy of square footage, lot size, or other property details provided by the seller or obtained from public records or other sources. Buyers are strongly encouraged to independently verify all information through personal inspection and consultation with appropriate professionals.

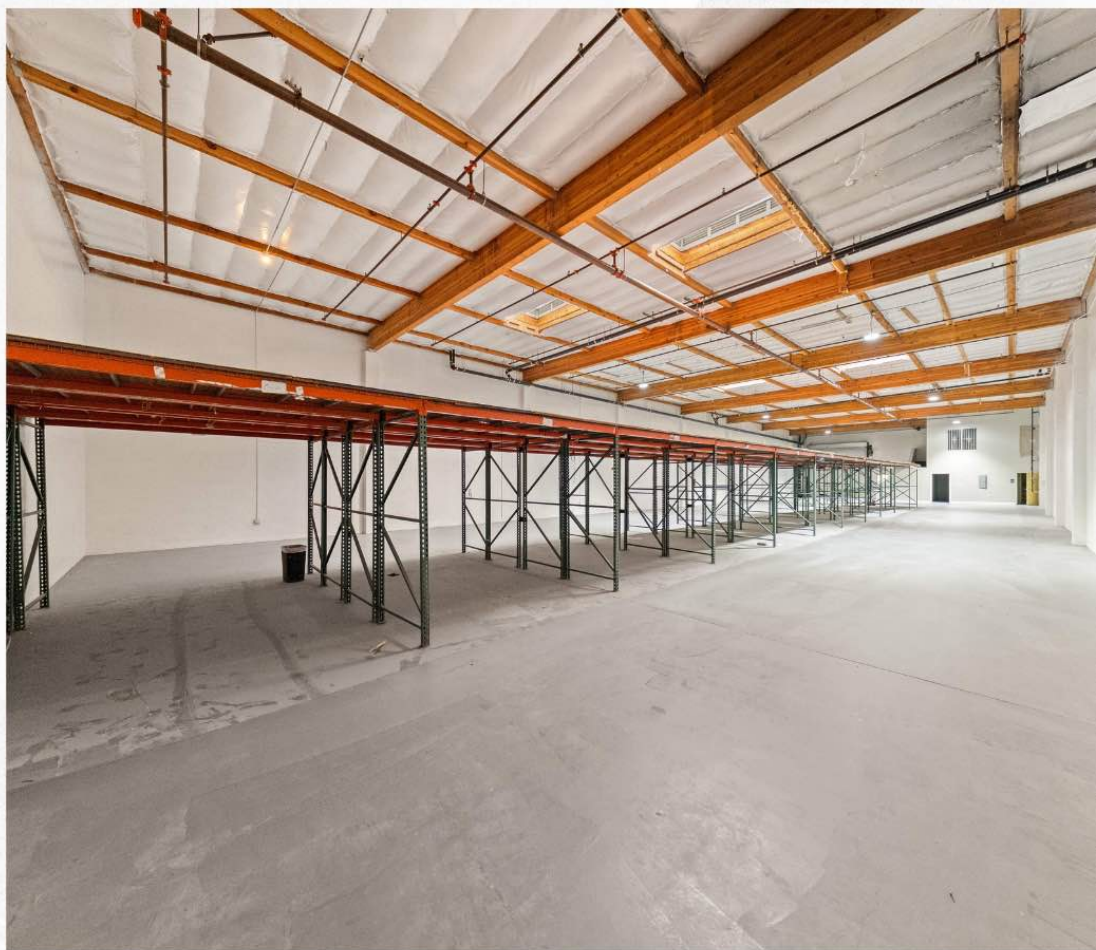




FOR SALE \$3,180,000

South El Monte

© 2318 Edwards Avenue, South El Monte, CA 91733



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