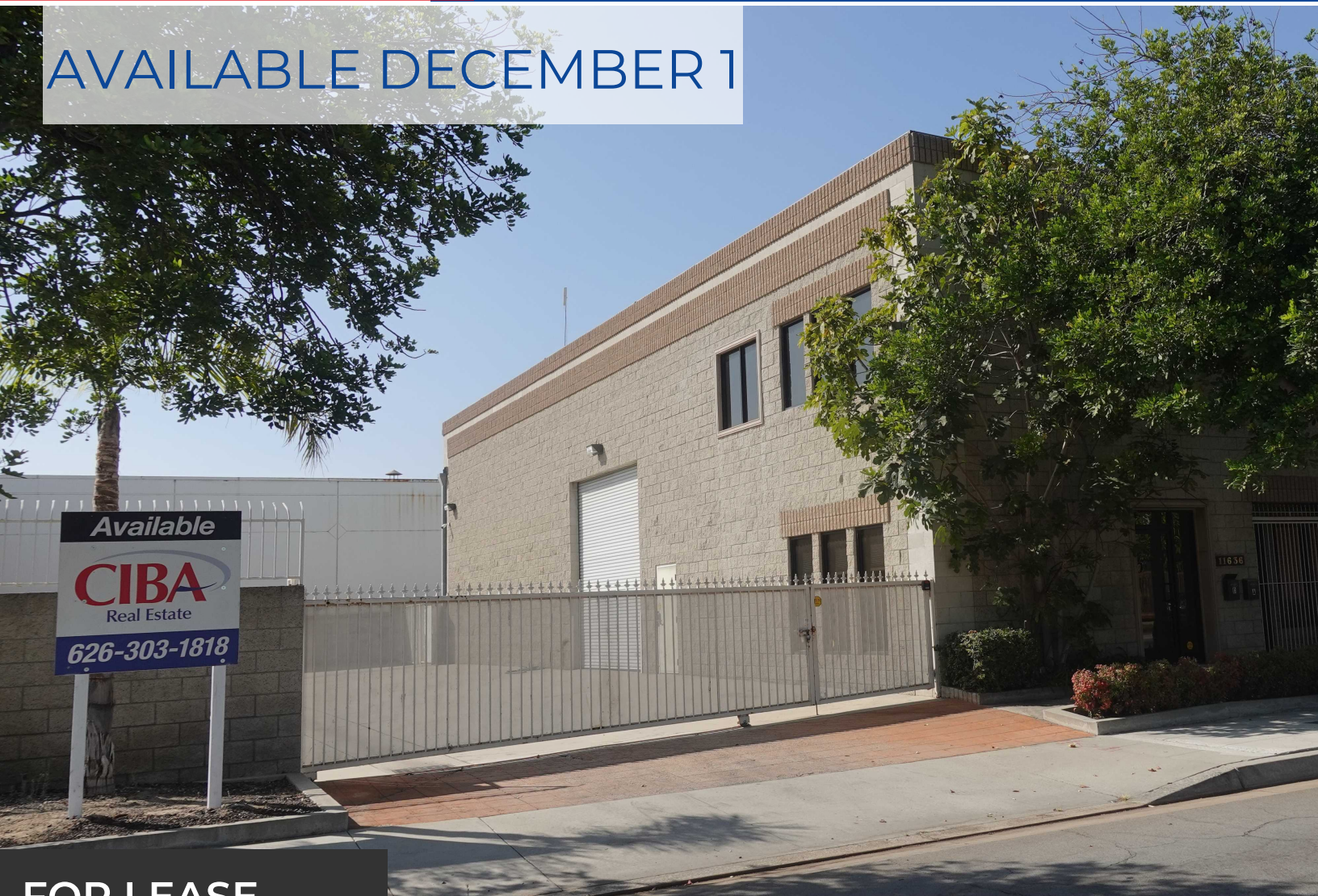


FOR LEASE

11636 Goldring Rd., Arcadia, CA 91006

AVAILABLE DECEMBER 1



FOR LEASE

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PROPERTY DESCRIPTION

This versatile multi-tenant commercial unit offers a private yard dedicated exclusively to Unit A, secured within a larger fenced parking lot. The space combines a professional office area with a functional warehouse, complete with a convenient roll-up door for easy loading and operations. Ideal for businesses seeking a blend of office efficiency and warehouse utility in a prime Arcadia location.

For More Information or to schedule a tour call us at 626-303-1818

LOCATION DESCRIPTION

11636 Goldring Rd. is strategically positioned in Arcadia's established industrial pocket, just north of Lower Azusa Road and minutes from key transportation routes. The property offers immediate access to the 605 and 210 Freeways, providing seamless connectivity across the San Gabriel Valley, Downtown Los Angeles, and the Inland Empire. This central location supports efficient distribution and easy access for employees, vendors, and clients.

CIBA REAL ESTATE DRE# 01198019

SUMMARY

Lease Rate: \$1.65 MG

Lease Term: Negotiable

Available SF: 4,300 SF

Building SF: 8,260 SF

Lot Size: 15,883 SF

Grade Doors: 1

Yard: Yes

Year Built: 1991

Zoning: Industrial (M-1)