

INDUSTRIAL WAREHOUSE

21 Flower St., Arcadia, CA 91006

Available Now!
Call to Schedule a Tour 626-303-1818



FOR LEASE

ALFREDO MEJIA, CCIM

Principal
(626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA

Associate
(626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA

Broker-Principal
(626) 303-1818
filippo@cibare.com
01198019, CA



PROPERTY DESCRIPTION

The property consists of an approximately 4,000 square foot clear-span warehouse building designed for efficient distribution and storage operations. The building features a small three-room office component for administrative use, two restrooms (one with a shower), and substantial power to support a variety of warehouse and light industrial users. One front-facing roll-up door provides convenient loading access, and four on-site parking spaces.

Virtual Tour:
<https://my.matterport.com/show/?m=jnax8HbVh6Q>

LOCATION DESCRIPTION

Located in an established Arcadia industrial corridor with direct access to the 210 Freeway, the property is surrounded by warehouse and light industrial uses and is well suited for distribution and logistics operations serving the San Gabriel Valley and greater Los Angeles region.

CIBA Real Estate DRE 01198019

SUMMARY

Lease Term: 3-5 Years

Lease Rate: \$1.65/MG

Available SF: 4,000

Building SF: 4,000

Lot Size SF: 5,140

Grade Doors: 1

Clear Height: 12'

800 Amps
Power: 240 Volts
3 Phase 4 Wire

Year Built: 1958

Zoning: ARM1*