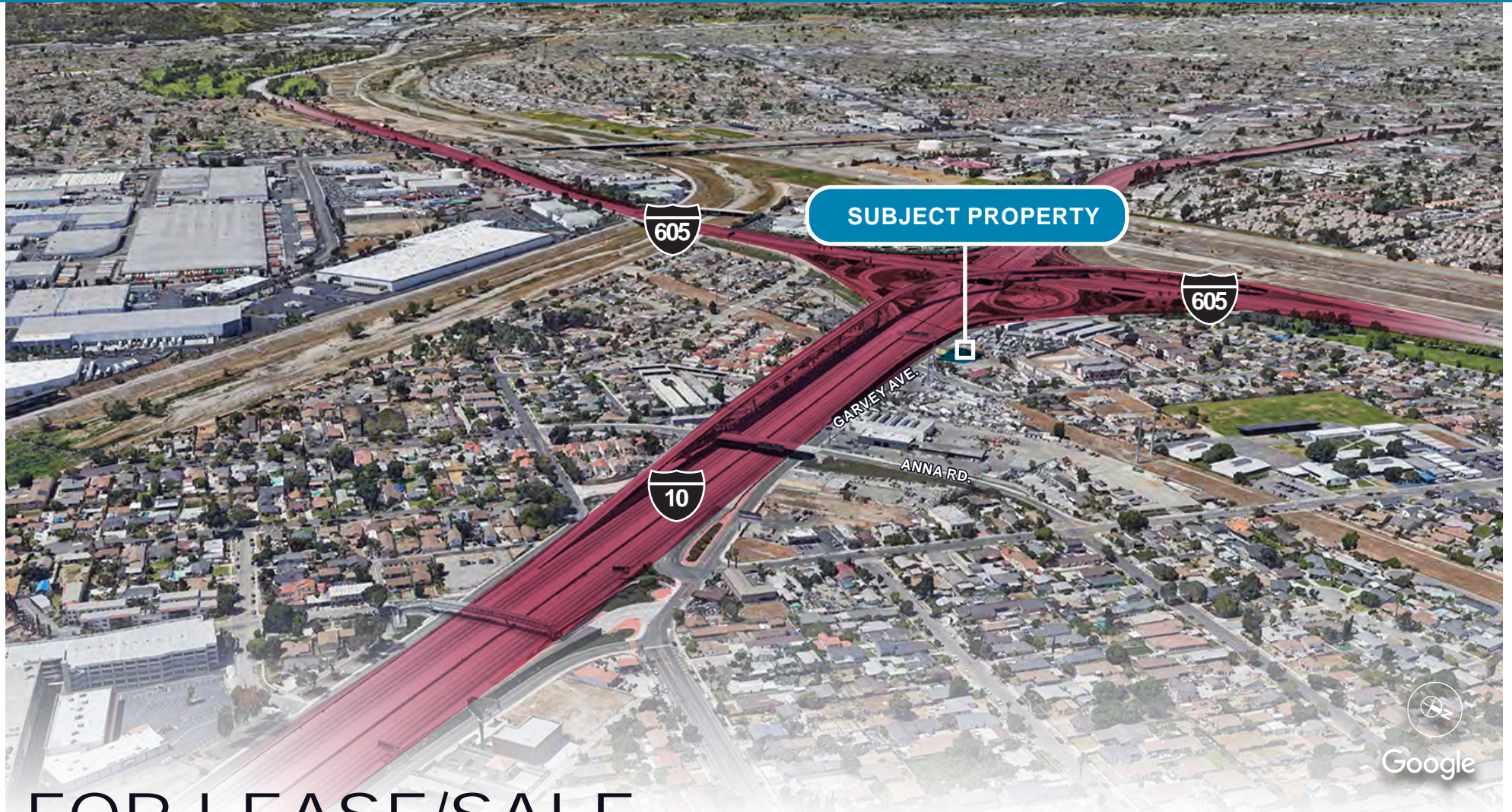


BUILDING NOW COMPLETE | OWNER MOTIVATED



FOR LEASE/SALE
20,847 SF
12793 GARVEY BLVD.
BALDWIN PARK, CA

FOR MORE INFORMATION, PLEASE CONTACT:

KURT YACKO
VICE PRESIDENT
P: 562.692.7876 | M: 949.903.0496
kurt.yacko@daumcommercial.com
CADRE #01989353



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PROPERTY HIGHLIGHTS



20,847 SF
INDUSTRIAL



1,800SF
OFFICE



EXCELLENT 10 FWY
AND 605 FWY
EXPOSURE



CITY APPROVED
SIGNAGE ALLOWED
ON ROOFTOP



28' CLEAR DOCK
HIGH FREESTANDING
WAREHOUSE



22,028 SF FENCED AND
SECURED YARD WITH 42
PARKING SPACES



CAN BE DIVIDED
FOR AN ADDITIONAL
TENANT



1240 AMPS 120/208
V 3PHASE 4 WIRE
POWER



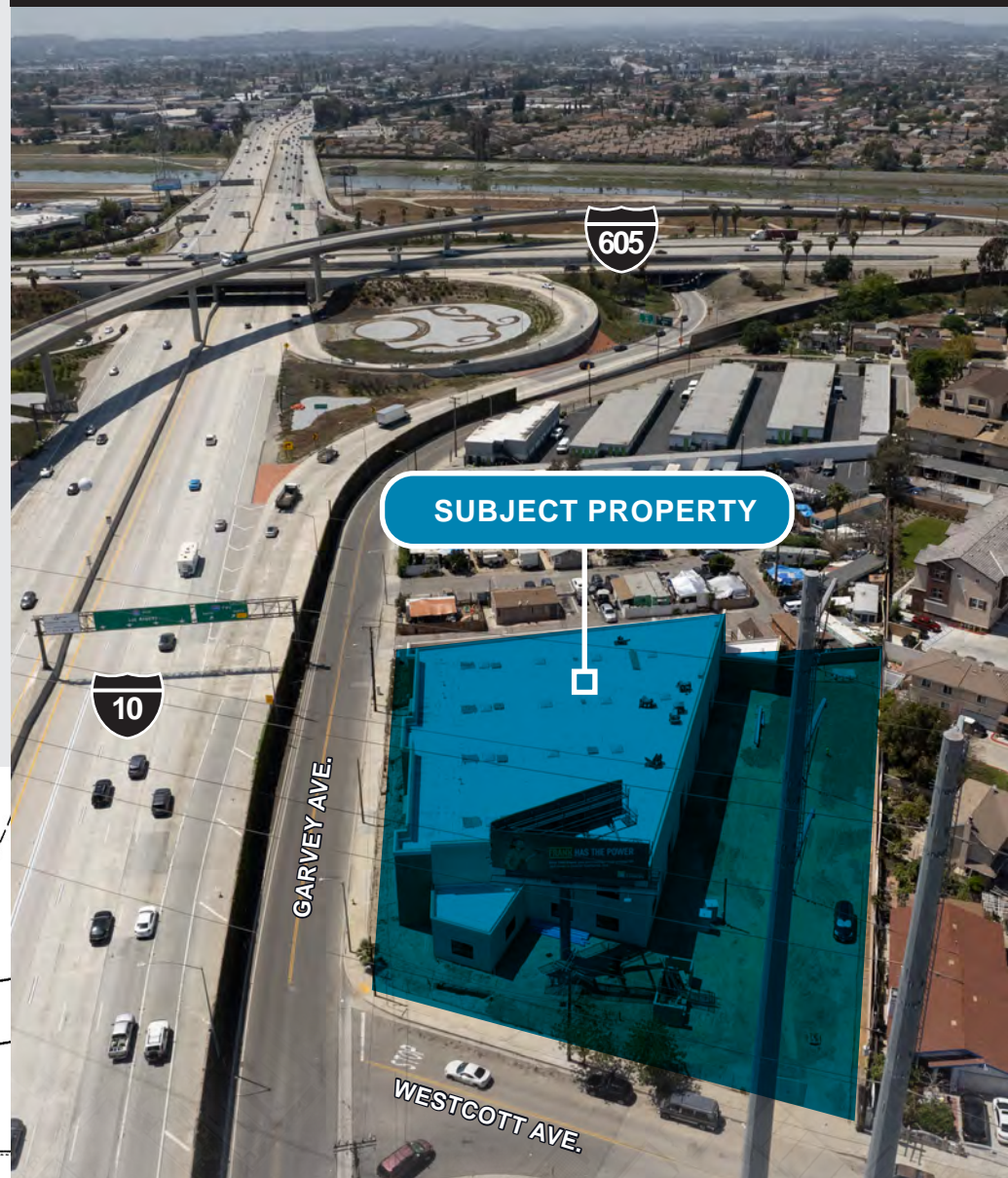
CANNABIS
PERMITTED ZONE



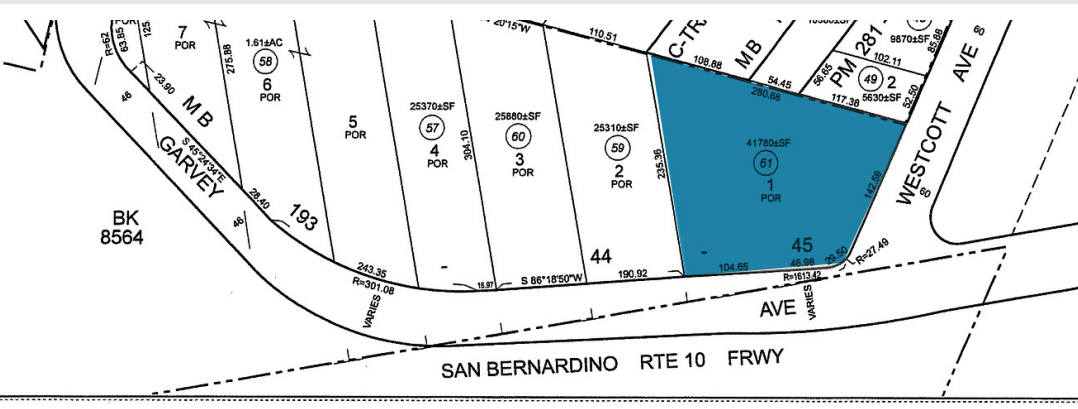
\$8,050,000
SALE PRICE REDUCED

LEASE RATE:
\$1.70 PSF MG
OPEX: \$0.11 PSF
AVAILABLE NOW

MOVE-IN READY



SUBJECT PROPERTY



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BALDWIN PARK, CA

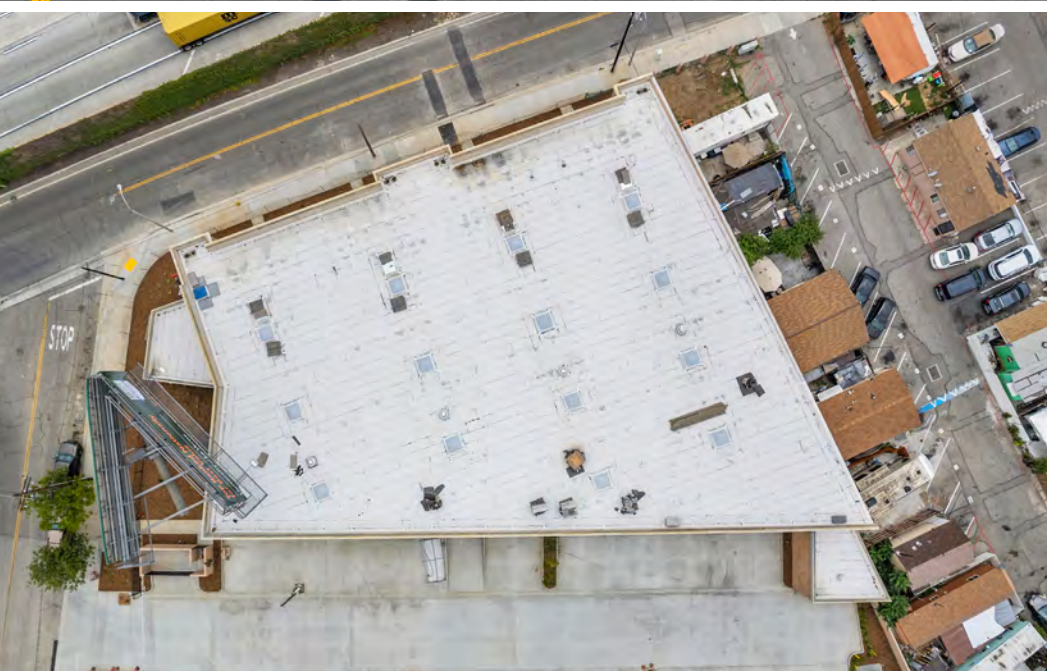
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ABOUT PROPERTY



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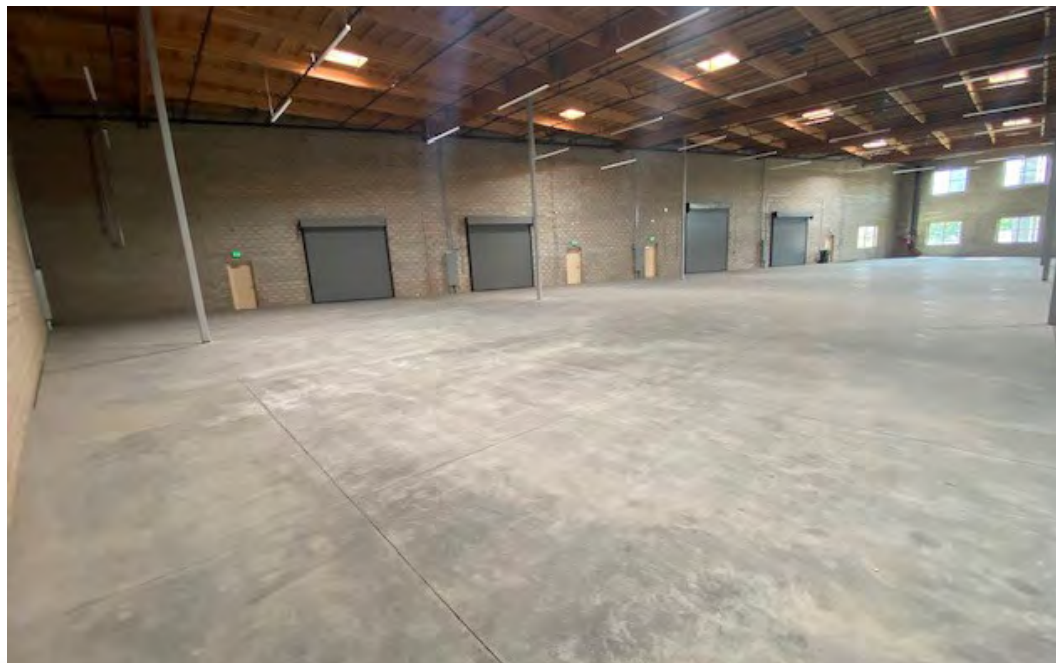
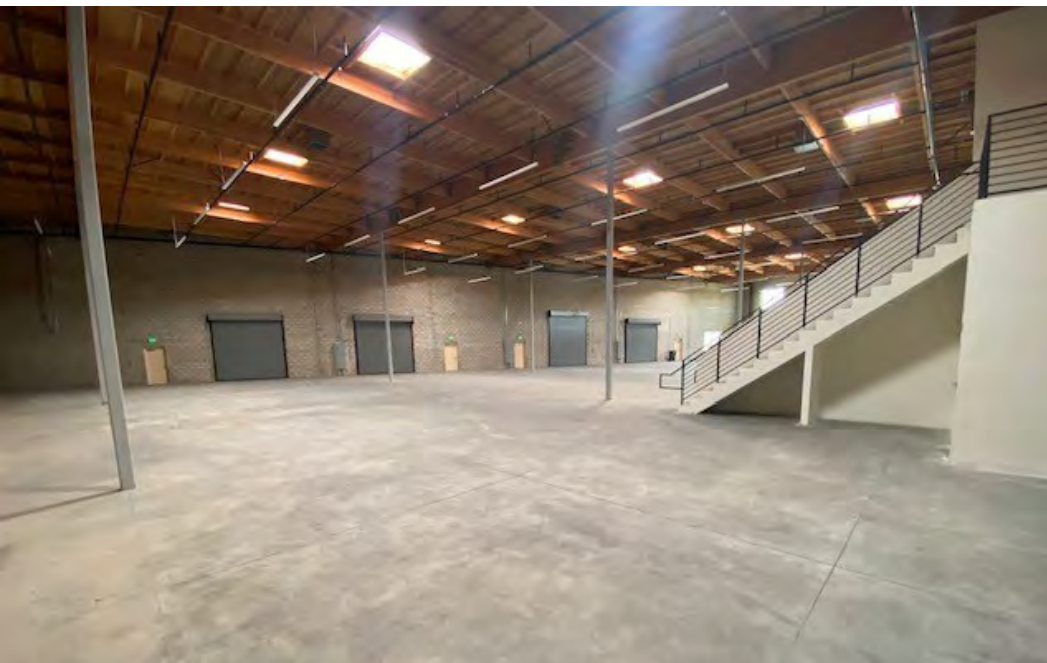
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PHOTOS

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BRAND NEW FINGER DOCK INSTALLED



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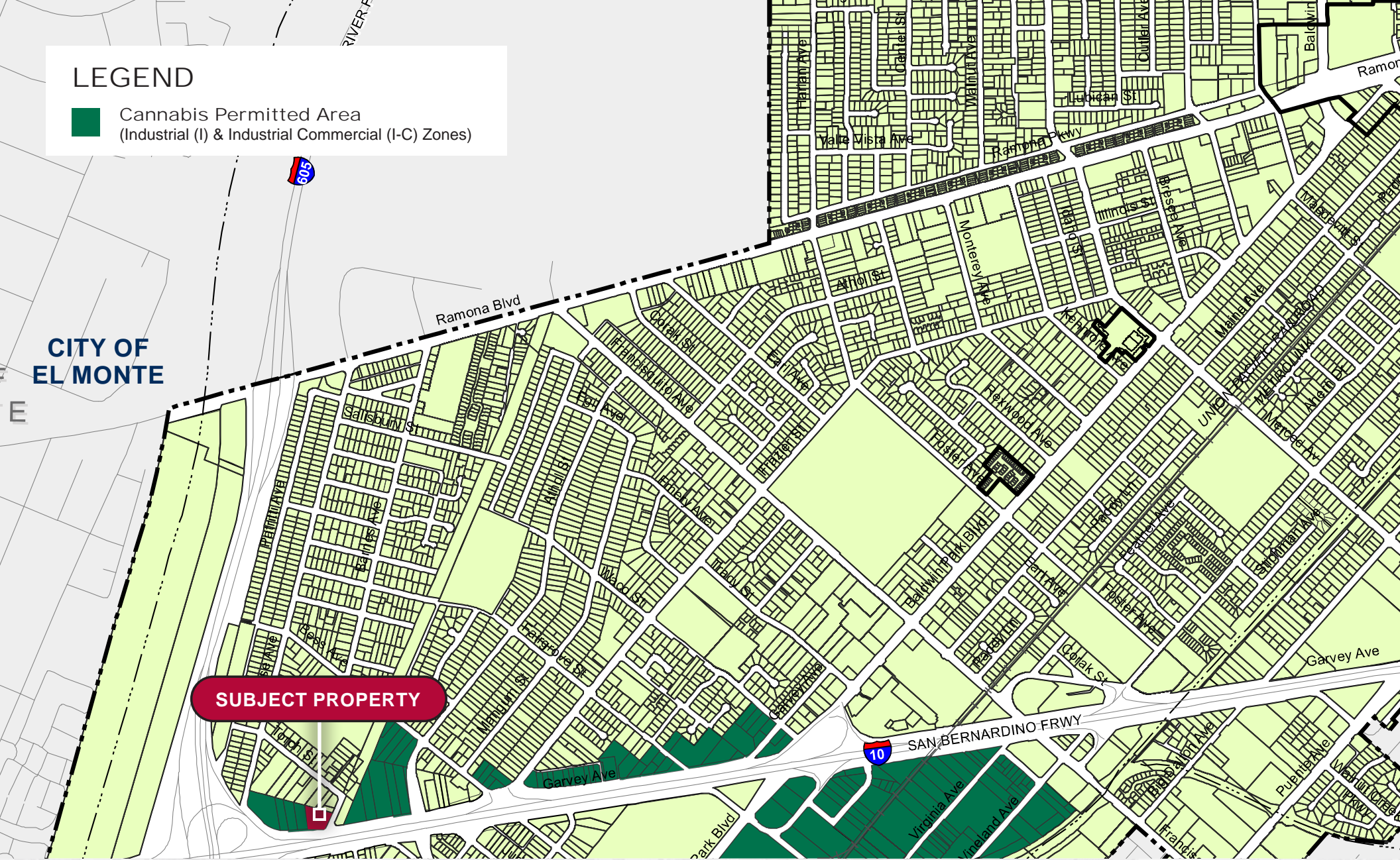
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LEGEND

 Cannabis Permitted Area
(Industrial (I) & Industrial Commercial (I-C) Zones)



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CANABIS ZONE MAP



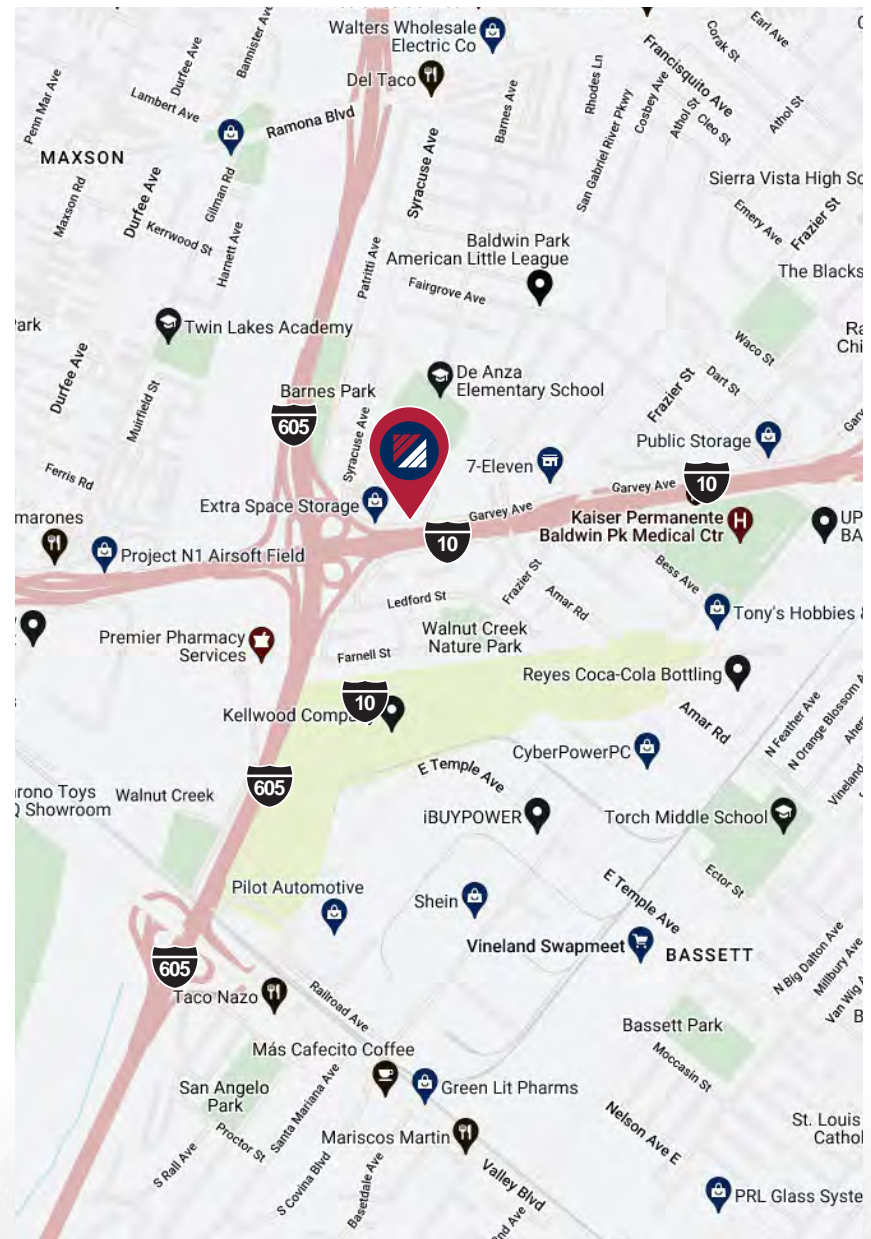
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TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
I- 10	Athol St E	258,199	2022	0.08 mi
10	I- 605 W	241,159	2022	0.15 mi
Athol Street	-	204,290	2020	0.19 mi
San Bernardino Freeway	-	228,280	2020	0.21 mi
605	I- 10 S	244,238	2022	0.21 mi
San Gabriel River Freeway	-	202,573	2020	0.22 mi
Bess Ave	Barnes Ave NW	4,414	2022	0.23 mi
10	I- 605 E	227,818	2022	0.24 mi
605	Syracuse Ave SE	202,163	2022	0.26 mi
Garvey Ave	Frazier St NW	516	2022	0.39 mi

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
2010 Population	242,463	508,996	1,751,475
2022 Population	235,106	495,902	1,716,377
2027 Population Projection	230,098	485,787	1,683,516
2010 Households	58,087	131,662	527,929
2022 Households	55,898	127,659	516,019
2027 Household Projection	54,613	124,912	505,799
Total Specified Consumer Spending (\$)	\$2.1B	\$4.9B	\$19.7B
Avg Household Income	\$79,685	\$91,775	\$100,849
Median Household Income	\$64,550	\$72,529	\$78,543



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**DEMOGRAPHICS
 AMENITIES MAP**

DAUM
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