

# Industrial Property For Lease

**1 15011 - 15025 Badillo St., Baldwin Park, CA 91706**



## Property Details

Rental Rate	\$1.45 - \$1.75 PSF
Lease Type	MG
Year Built	1976
Zoning	BPI

## Broker Information

Harry Lu	Cherry Lu
562-762-3118	562-762-3108

## Spaces

#	Space Avail.	Rental Rate	Office SF	Lease Type	Date Avail.	Description
15025 Unit F	1,550 SF	\$1.75 PSF		MG	Now	One (1) private office, one (1) restroom and A/C in office, 1,200 sf private yard, "No Auto Uses Allowed"
15011 Unit G	1,550 SF	\$1.45 PSF	81	MG	Now	3D Space (Virtual Tour) -- Go to: <a href="https://my.matterport.com/show/?m=3nKsYJSxfMX">https://my.matterport.com/show/?m=3nKsYJSxfMX</a> Classic warehouse unit with front loading Clean and compact front office unit with private restroom in warehouse. \$2,400 per month. "No Auto Uses Allowed"

## Property Description



Centrally Located -- Within 2 miles from 10, 210, and 605 Freeways Flexible Zoning -- Zoned M-1 to allow for wide range of uses (light manufacturing, storage, and distribution) Zero CAM Charges -- Rare industrial complex with free on-site parking, and water. Excellent Street Frontage -- Situated at the corner of Badillo St and Puente Ave in Downtown Baldwin Park Outstanding Commuter Access -- Two blocks from Baldwin Park Metrolink station and 200 Ft from Puente / Ramona Bus-stop (Route 190)