

Low Coverage (22.5%) Building – Huge Secured Yard
Immediate (605) Freeway Access via Los Angeles St.
Dock High Loading Possible
Fully Refurbished Building
For Lease – Available Immediately

One-of-a-Kind Low Coverage Building for Lease

FREESTANDING ± 10,088 SF FACILITY ON 1.09 ACRE PARCEL (22.5% COVERAGE)

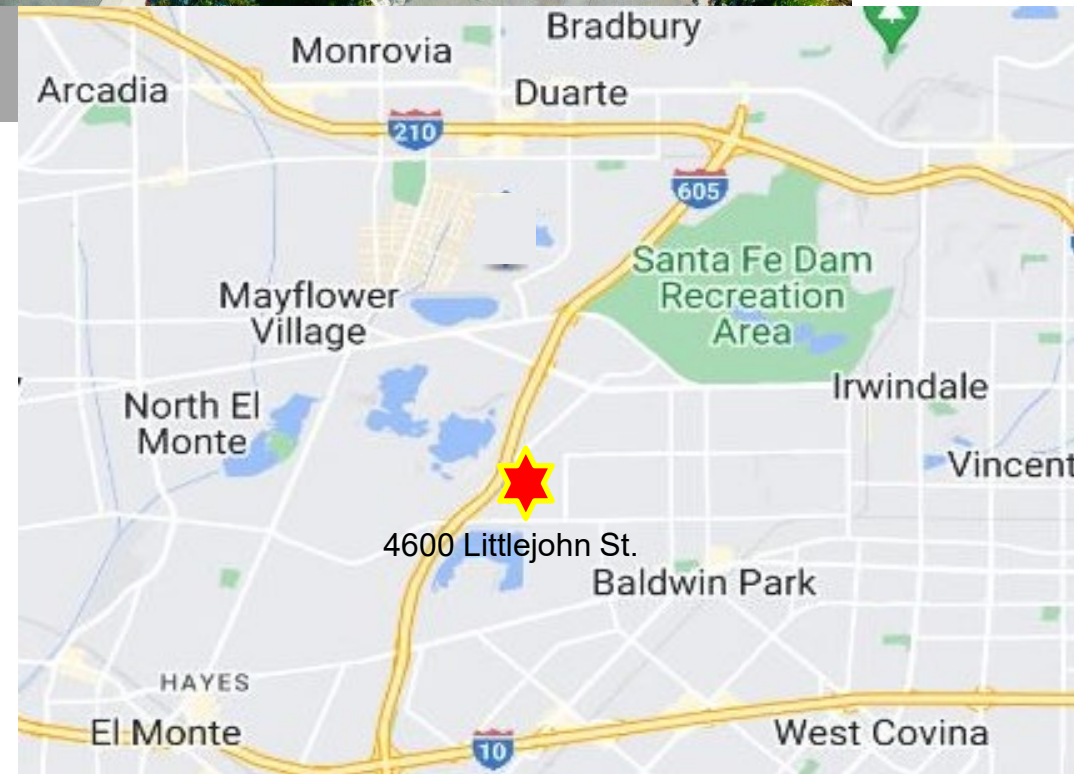
4600 Littlejohn Street, Baldwin Park, CA

Business Park Location, Large Secured Yard



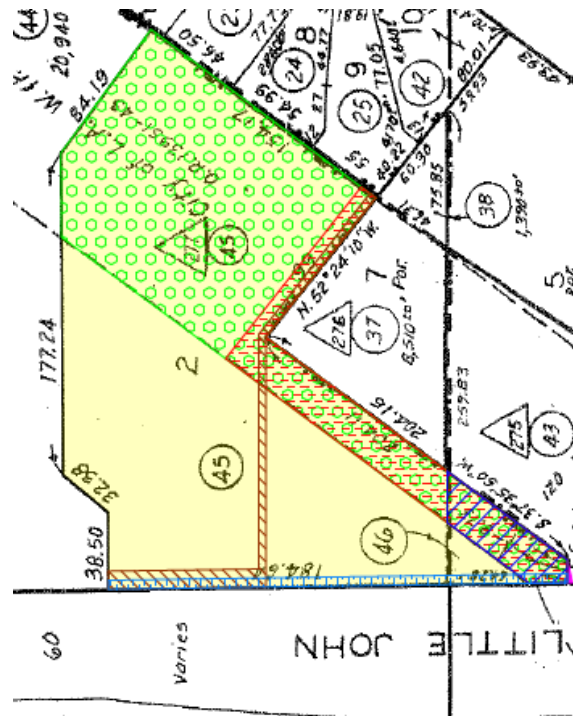
Highlights

- ±10,088 SF Building, Situated on ±1.03 Acres of BPI Zoned Land
- Immediate Access (half mile) to (605) via Los Angeles Street
- Abundant Parking (± 46 Stalls Including Excess Yard) – 22.5% Coverage
- Excess Secured & Paved Yard (± 154' x 100')
- New LED Lighting in Warehouse
- 2 Oversized Ground Level Doors (12' x 14'), Dock High Possible
- Minimum 16' Clear Height, ±1,100sf offices
- Business Park Environment
- 800 Amps (120-240v)
- 1987 Construction



Aerial & Parcel Map

4600 LITTLEJOHN ST
BALDWIN PARK, CA



* Site plans deminsions and depictions are approximate.

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