

INDUSTRIAL PROPERTY FOR SALE

±39,000 SF SITUATED ON 2.12 ACRES OF LAND

425 S PINE ST. | SAN GABRIEL, CA 91776



PROPERTY HIGHLIGHTS

ASKING PRICE: \$9,500,000

- ±39,000 SF Building
- Divisible Building:
±19,900 sf & 19,100 sf
- 40 Surface Parking Spaces + Street Parking
- 3,000 Amps, 240 Volts, 3 Phase, 4 Wire Heavy
- 2 Dock High
- 2 Drive In 12' - 14' Clear Height
- Zoning: SLM1
- Secured Fenced Lot
- 12' - 14' Clear Height

- Three Street Frontage (California St.; Pine St.; Agostino Rd.)
- Potential Uses:
Industrial Warehouse
Self Storage (Verify)
Light & Heavy Assembly
R&D



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SANDOVAL**

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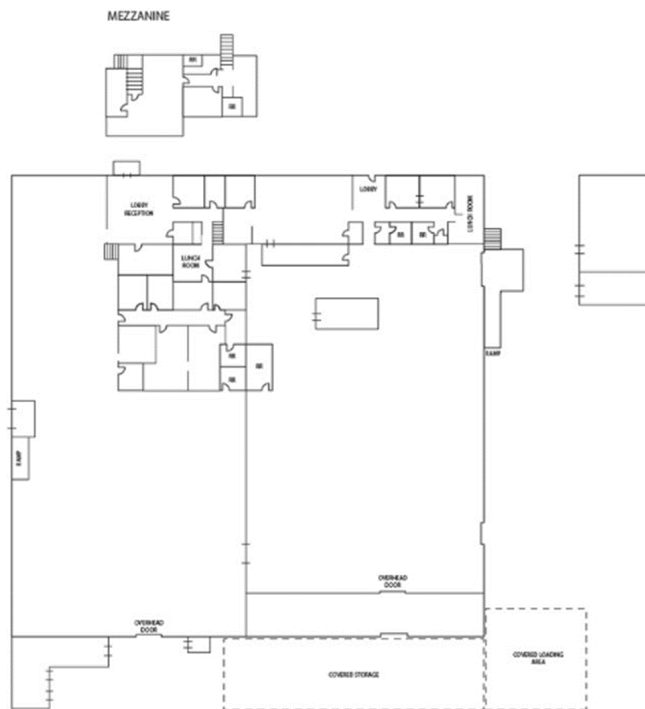
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