

INDUSTRIAL BUILDING

FOR SALE

13100 Spring St, Baldwin Park 91706



Property Highlights:

- Substantially renovated Industrial warehouse building in Baldwin Park. Built in 1989.
- Conveniently located in Baldwin Park with easy access to Fwy 605, 10, & 210
- Ideal for warehouse, wholesale distribution, and e-commerce operations
- Potential for indoor cultivation, subject to site eligibility, permit availability, and all required local and state approvals
- Recently upgraded in 2022; approx. 14,260 SF total building area; approx. 8,657 SF warehouse plus approx. 5,603 SF of office and ancillary space (including the second-floor office added in 2022)
- 22,650 SF lot with 24 Parking spaces
- One truck-well loading and one ground-level loading
- Clear height: 19-22 ft with sprinkler system

SALE PRICE: \$5,000,000

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WeTrust Realty
DRE: 02125613

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Property Information

SALE PRICE: \$5,000,000

BUILDING SIZE: 14,260 SF

LOT SIZE: 22,650 SF

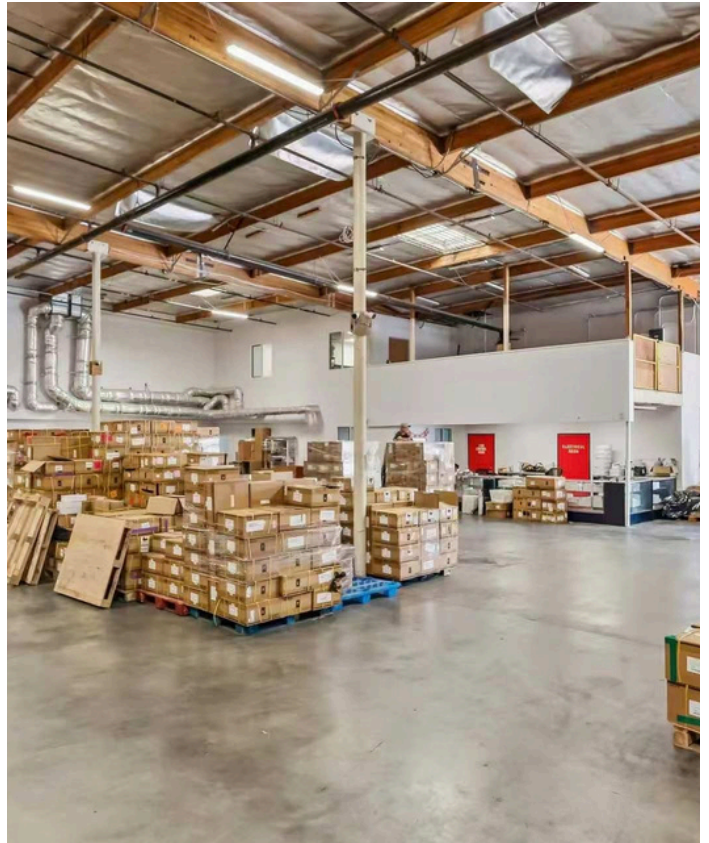
OFFICE SIZE: +/- 5,603 SF

1 truck-well loading

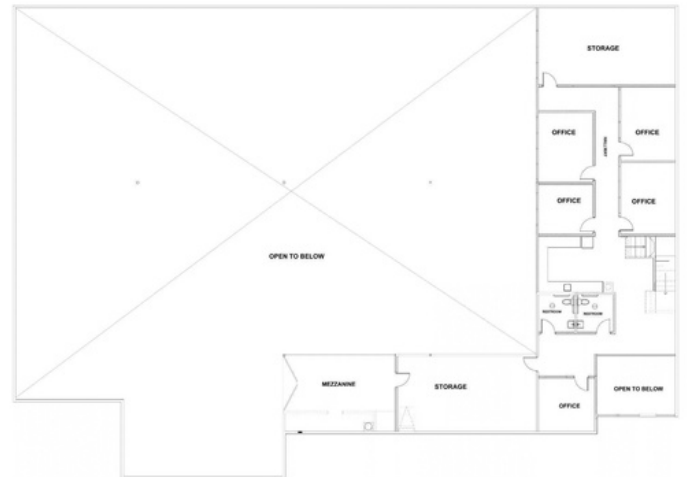
1 ground-level loading

**CLEAR HEIGHTS: 19-22 ft
with sprinkler system**

PARKING SPACES: ~24



First Floor Plan



Second Floor Plan

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PROPERTY OVERVIEW

Strategically located in Baldwin Park, 13100 Spring Street offers approximately 14,260 SF of industrial space with convenient access for businesses serving the greater Los Angeles market. Substantially upgraded in 2022, including the addition of a second-floor office, the property combines warehouse and office functionality in one location. One truck-well loading door and one ground-level loading door provide flexibility for loading and unloading.

Well suited for consideration by warehouse, wholesale distribution, and e-commerce operators, the property also presents a potential opportunity for indoor cannabis cultivation, subject to site eligibility, permit availability, and all required local and state approvals. Buyers and tenants to independently verify all requirements and suitability for their intended use.

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