

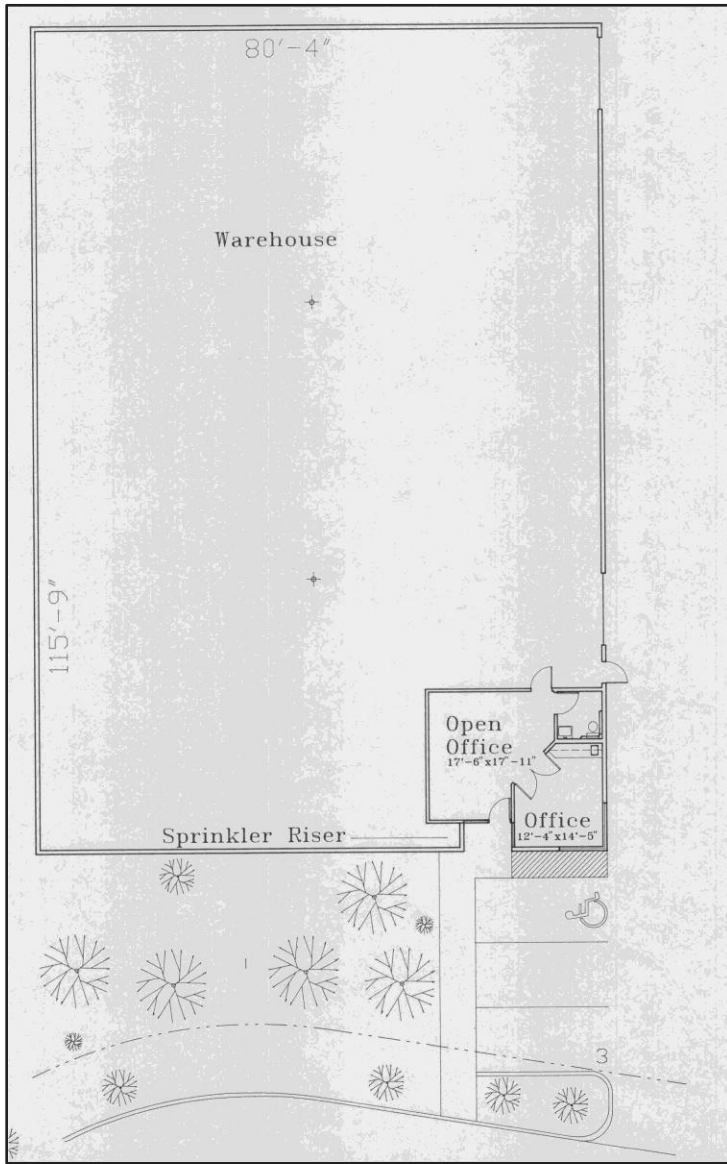


9,210 SF Free Standing Industrial/Flex Building

702 Arrow Grand Circle Covina, CA 91722

For Sale: \$196 PSF- \$1,805,160

- 100% HVAC Building with minimum 16 foot clear height and 18,114 SF fenced and secured yard in Arrow Grand Business Park off Arrow Hwy.
- Warehouse/flex area has foil-insulated ceilings with skylights, electrical distributed throughout, Halide lighting, two ground level door 12'x12' and 600 AMP 240/120 Volt 3-Phase power. Frontier Fios internet available.
- Six-foot front security gate with 8 parking spaces in front of the building.
- Approx 600 SF of office with a reception area, private office and showroom.
- Sealed and painted warehouse floor, Five HVAC units to service entire building, new Weather-weld roof replaced just over 3 years ago with 25 year warranty. Low monthly association fee approx \$101.34 currently.
- M-1 PCD zoning allows Manufacturing, Assembly & Fabrication. Verify use with City of Covina.



Population Estimates				
	1 Mile	3 Miles	5 Miles	
Population (2016)	26,587	197,622	354,224	
Median HH Income	\$61,614	\$63,392	\$67,731	
Traffic Count at Arrow Hwy and Arrow Grand	29,322 2015 Data			

All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information.



Top Commercial Realty

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