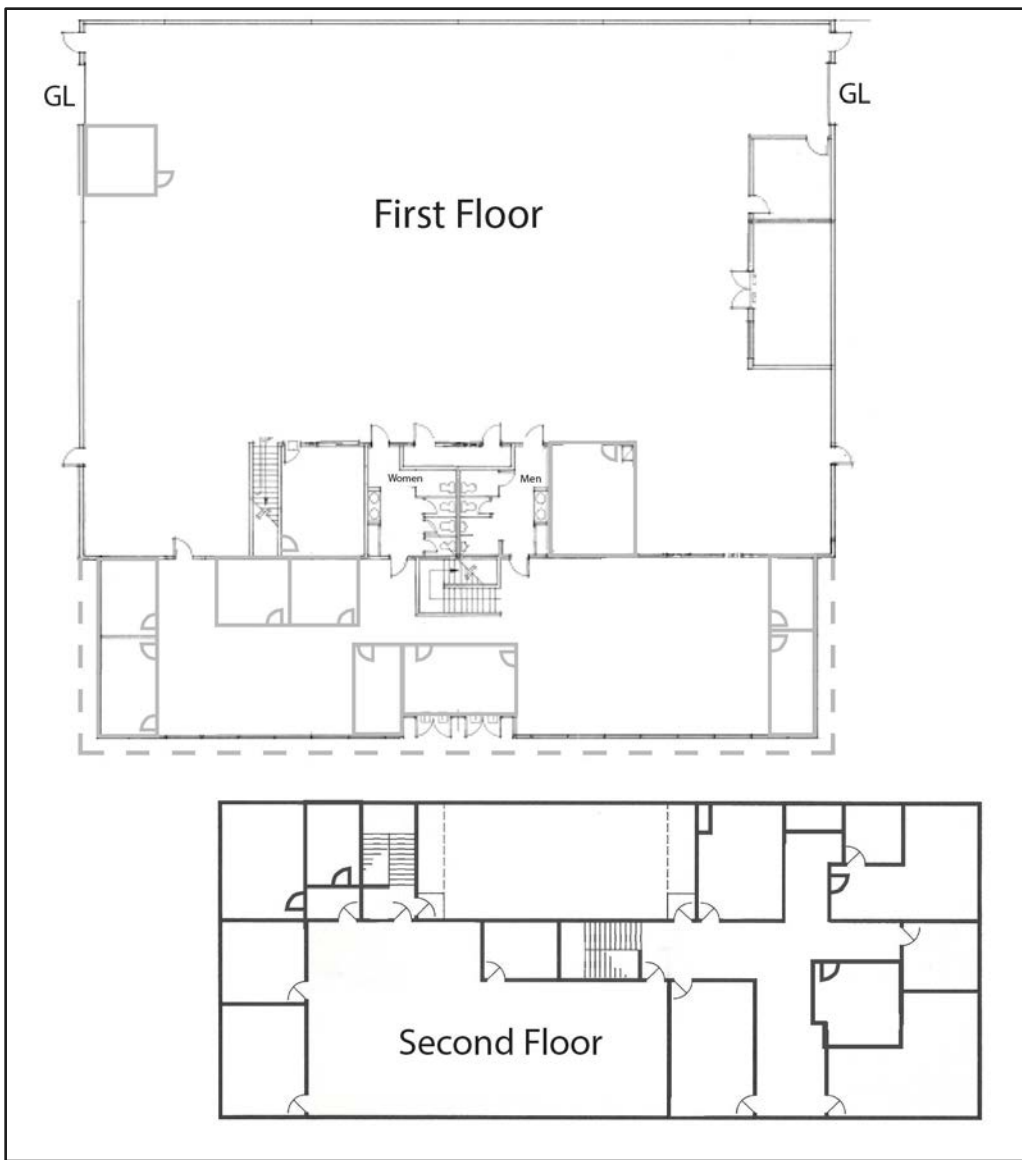




## **19,861 SF Free Standing Industrial/Flex Building**

760 Arrow Grand Circle Covina, CA 91722

- 100% HVAC Building with minimum 19 foot clear height situated on 38,428 SF in the Arrow Grand Business Park off Arrow Hwy.
- Warehouse/flex area has foil-insulated ceilings, electrical distributed throughout, two grade level loading doors and 1600 AMP 3-Phase power.
- 52 on-site parking spaces available with a fenced and secured yard.
- Approx 8,291 SF of two-story offices with large open production areas.
- High Image Façade in a well-maintained business park. Low monthly association fee managed by Martindale Properties.
- M-1 PCD zoning allows light manufacturing, Assembly & Fabrication. Verify use with City of Covina.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2019)	26,587	197,622	354,224
Median HH Income	\$73,779	\$70,713	\$67,731
Traffic Count at Arrow Hwy and Arrow Grand	28,479 2018 Data		

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



**Top Commercial Realty**

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