

Available SF 6,682 SF

Industrial For Sale

Building Size 6,682 SF



**Address:** 414-420 Rolyn Pl, Arcadia, CA 91007

**Cross Streets:** Rolyn Pl/Joseph St

Multi-Tenant Building  
 Approx. 6,682 SF Bldg on 19,166 SF of Land  
 2 Fenced Yards, 3 GL Loading Doors  
 Split into 3 Tenants w/ Short Term Leases  
 Possible to Occupy 51% and Lease Out Remainder  
 Close Access to 210 Frwy, Zoning-Commercial Manufacturing

**Sale Price:** \$2,450,000.00  
**Sale Price/SF:** \$366.66  
**Available SF:** 6,682 SF  
**Prop Lot Size:** 0.44 Ac / 19,166 SF  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** CM

**Sprinklered:** No  
**Clear Height:** 10' - 12'  
**GL Doors/Dim:** 3 / 10' x 10'  
**DH Doors/Dim:** 0  
**A: 600 V: 120 O: TBD W: 3**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1963

**Whse HVAC:** Yes  
**Parking Spaces:** 12 / **Ratio:** 1.8:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 2,126 SF / 7  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** West SGV  
**APN#:** 5775-022-029,5775-022-02

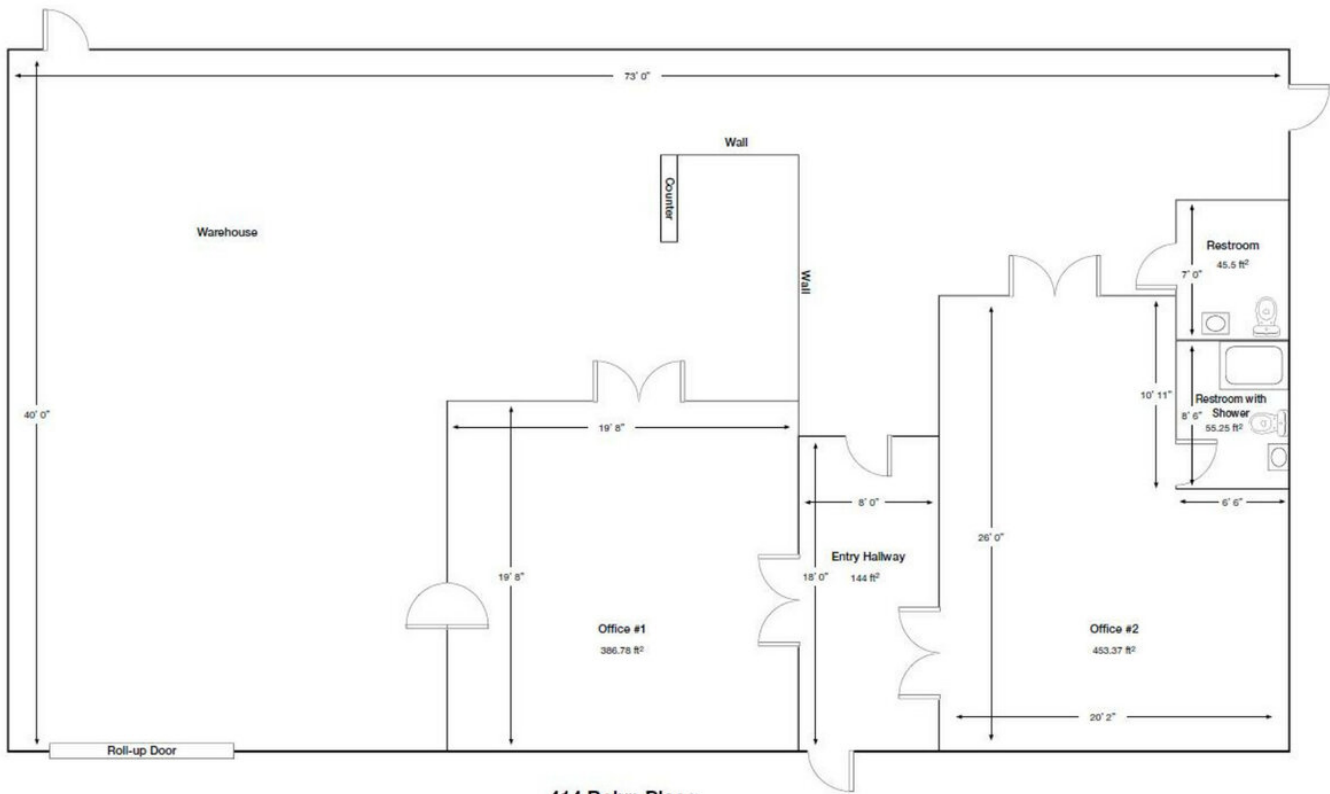
**Listing Company:** Top Commercial Realty  
**Agents:** [Linda Vidov 626-358-8287](mailto:linda@topcomrealty.com)

**Listing #:** 26388953

**Listing Date:** 06/29/2021

**FTCF:** CB000N000S200

**Notes:** The building is currently 100% occupied by tenants. Do not disturb. Call broker to show 626-358-8287.



**414 Rolyn Place  
Floor Plan**

Approximate Total Square Feet\*  
2,918

\* Please Note: All measurements are approximate.  
Buyer to verify and satisfy themselves.