



1,872 SF Industrial/Flex Condo

11940 Goldring Road Unit C Arcadia, CA 91006

- **Approximately 400 SF front office build-out with open office layout, kitchenette and one restroom.**
- **Warehouse/flex area has laminated flooring, skylights, built-in cabinetry, utility sink, one ground level door 12'x12', 200 AMP 3-Phase power and 14-foot clear height.**
- **Two designated parking spaces in front and one parking in the rear of unit. Gated access to rear loading and parking areas.**
- **Light Industrial zoning. Check use with City of Arcadia.**
- **Located at the end of a cul-de-sac off Peck Road with close freeway access to the 605 and 10 freeways and approximately 2 miles from 210 freeway access.**
- **Low association fees, well maintained business park.**

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Linda Vidov, CA Broker Lic#1715788

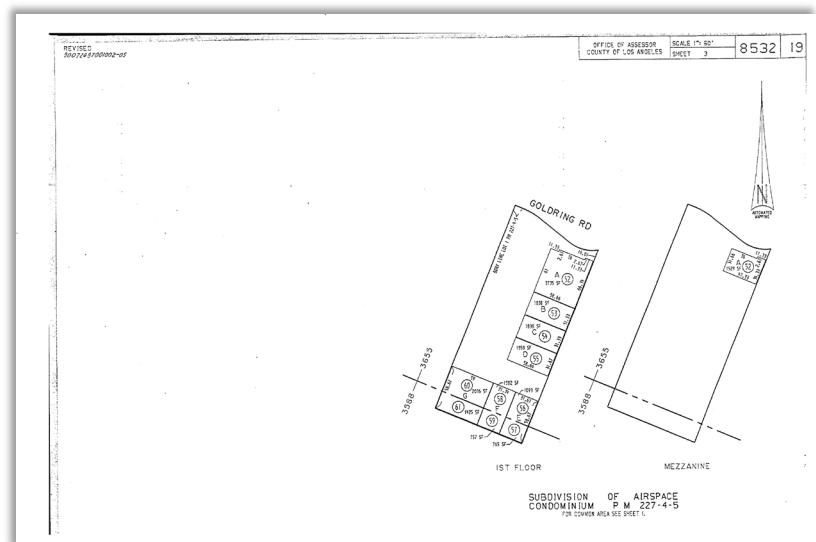
100 W Lemon Ave Suite 101 • Monrovia, CA 91016

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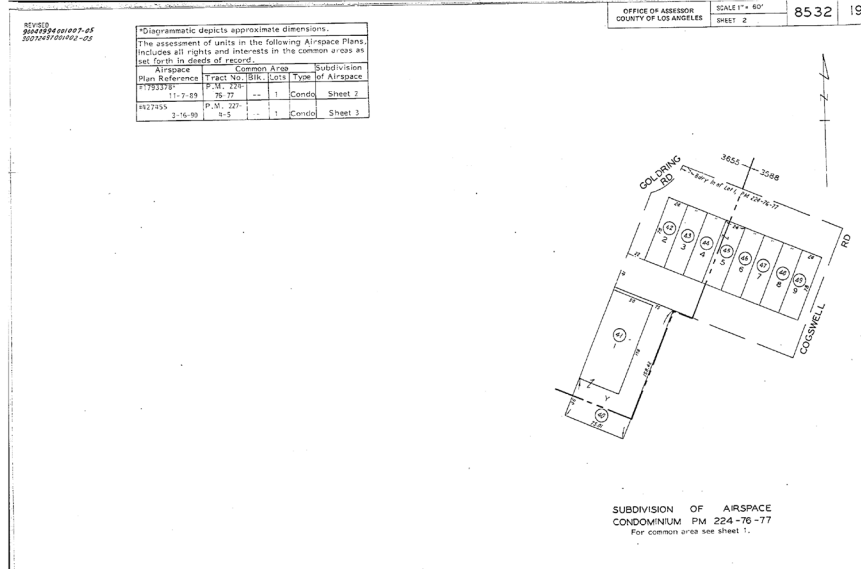
Property Description

Total Unit Square footage:	1,872 Square Feet
Total Business Park Lot Size:	25,010 Square Feet
Office Square footage:	Approx 400 SF
APN:	8532-019-044
Year Built:	1989
Sprinklers:	Yes
Zoning:	M1: Light Industrial
Electrical:	One- 200 AMP 120/240 Volt Panel
Restrooms:	One
Sale Type:	Owner/User, Property shall be delivered vacant at close of escrow.



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Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	78,488	510,991	1,544,541
Average HH Income	\$95,021	\$98,796	\$104,217
Median Home Value	\$649,170	\$683,104	\$710,817

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



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