

**AVAILABLE
FOR LEASE**

Arcadia Industrial Park

11907-11911 Clark Street, Arcadia, California 91006

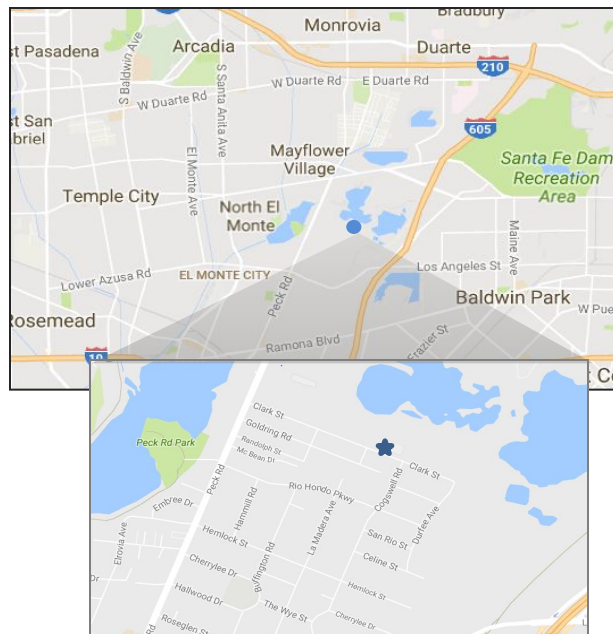


FEATURES:

- 72,044 square foot industrial property comprised of a 53,244 square foot concrete tilt up building with 10,200 square foot office and a 18,800 square foot two-story concrete tilt up building with 2,890 square foot office.
- Conveniently located just off I-605 and minutes from I-10 & I-210
- Dock high loading and grade-level roll up doors.
- Easy Access with 3 electric gated entrances and 144 parking spaces
- High Power 1,200-1,600 amperes
- Clear height 10'-24'

**FOR MORE
INFORMATION
PLEASE
CONTACT:**

Cal-American
1109 Westwood Blvd.
Los Angeles, CA 90024
(888) 758-4838



DEMOGRAPHIC HIGHLIGHTS

2015	1 Mile	3 Miles	5 Miles
Total Population	13,718	216,529	546,090
Average HH Income	\$73,060	\$73,658	\$78,610
Daytime Population	11,655	204,098	520,938

Source: Loopnet

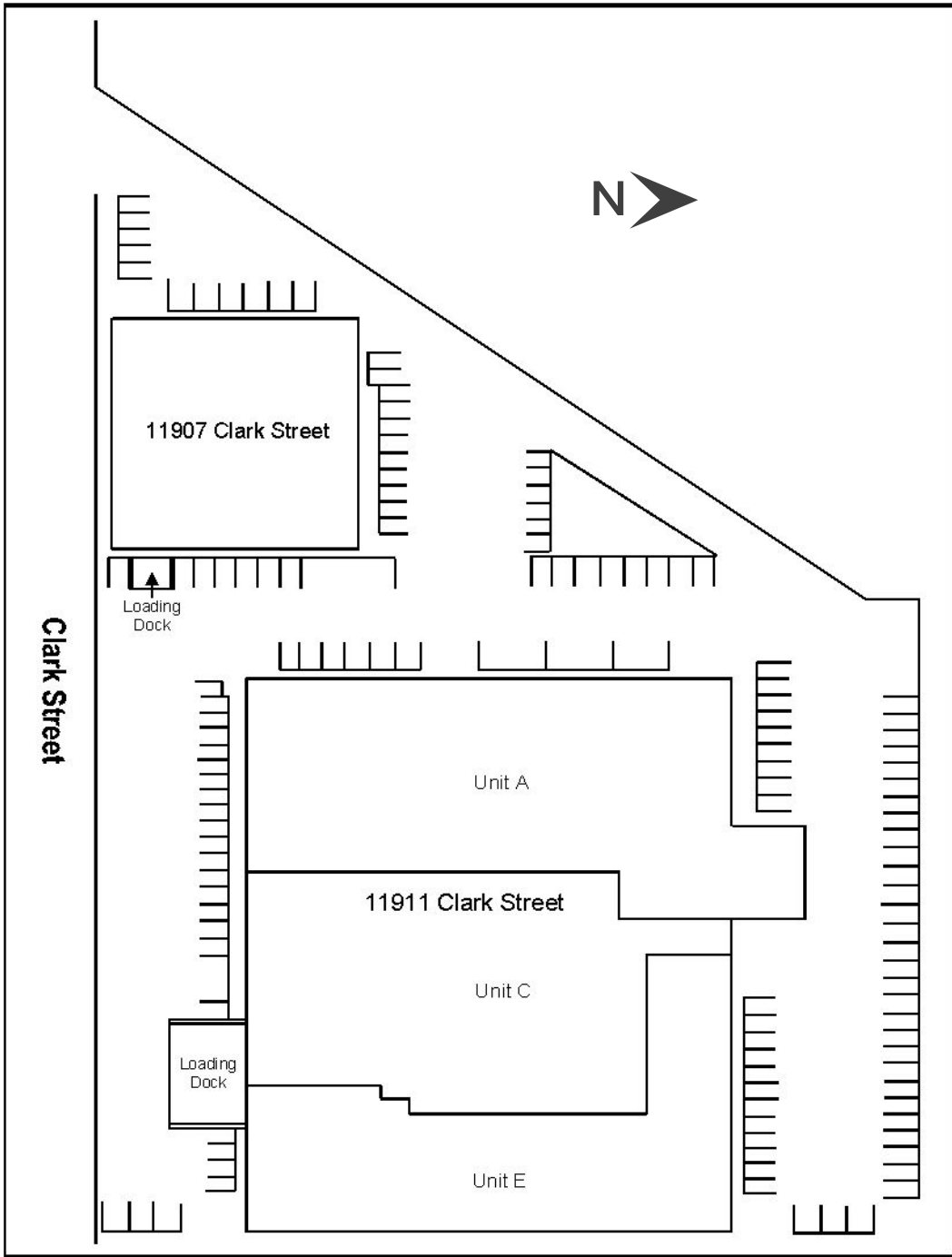
TRAFFIC COUNTS

Street	Cars Per Day
Clark Street	3,109
Peck Road	21,776

Source: City of Arcadia

Cal-American
Corporation

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, approximate square footage, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



Unit	Tenant	Sq. Ft.
11907	Occupied	18,800
1911 A-C	Occupied	40,644
11911 E	Occupied	12,600