

# INDUSTRIAL FOR SUBLEASE

119111 Clark St. | Arcadia, CA 91007

±53,244 SF Industrial Building  
±25% Office/Lab/Parts Storage  
±15,000 SF HVAC Warehouse  
Secure Fenced Yard



**Kyle McGillen**  
Senior Director

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# PROPERTY FEATURES



**±53,244 SF**  
Freestanding  
Building



**±25% OFFICE**  
Two Story Office/  
Lab Building



**LOADING DOORS**  
2 DH / 2 GL  
Loading Doors



**POWER**  
1,600 amps  
(verify)



**PARKING**  
2:1 Ratio



**CLEAR HEIGHT**  
22'-24' Clear  
Height



**SECURE**  
Secure Fenced  
Yard



**SPRINKLER**  
.33/3,000





**AERIAL - BUILDING FRONT, VIEW NORTHEAST**



**AERIAL - BUILDING REAR, VIEW WEST**



**BUILDING FRONT - LOADING BAY**



**BUILDING FRONT**

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**WAREHOUSE**



**TEMPERATURE CONTROLLED WAREHOUSE**



**WAREHOUSE**



**BUILDING LOBBY**

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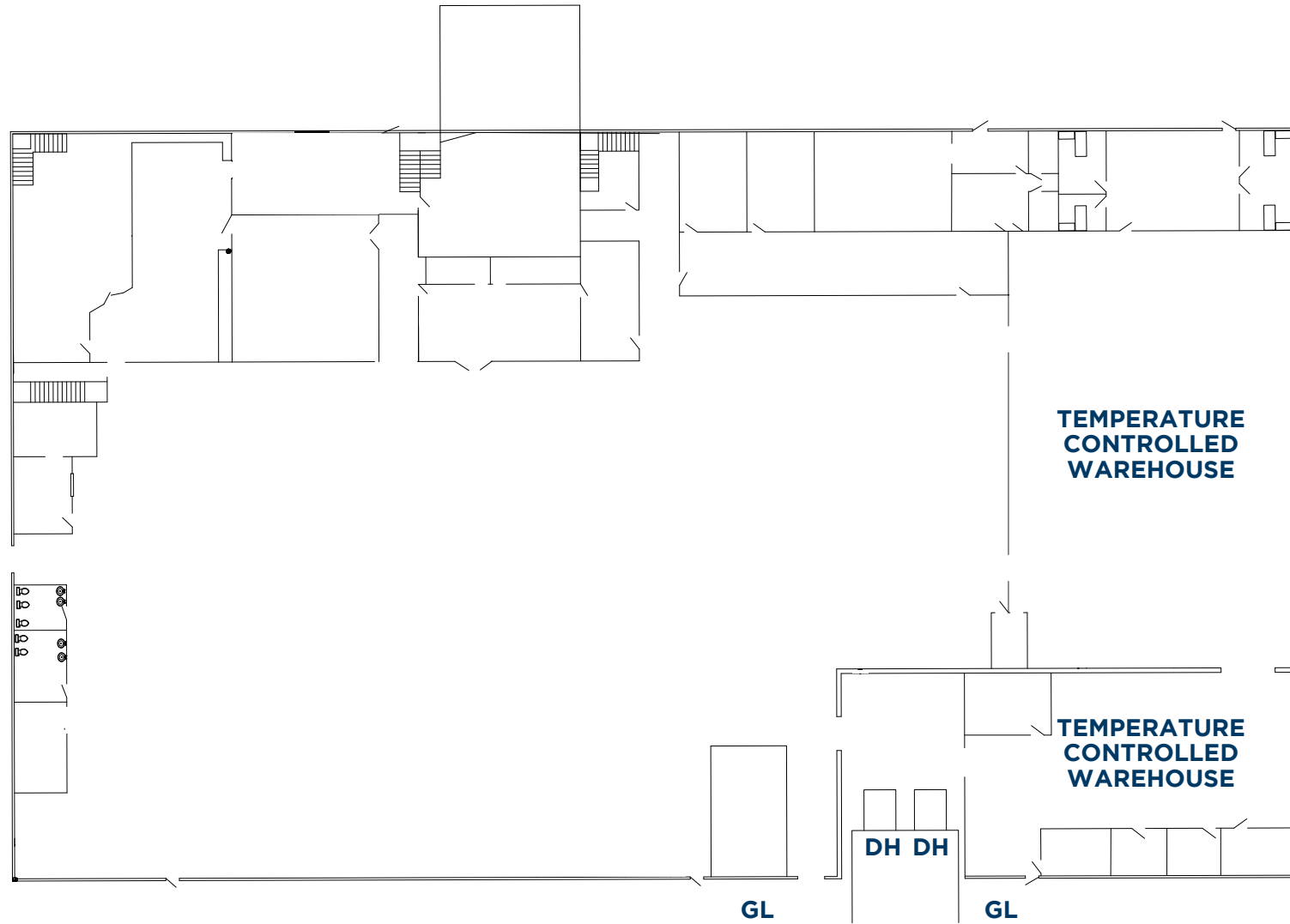
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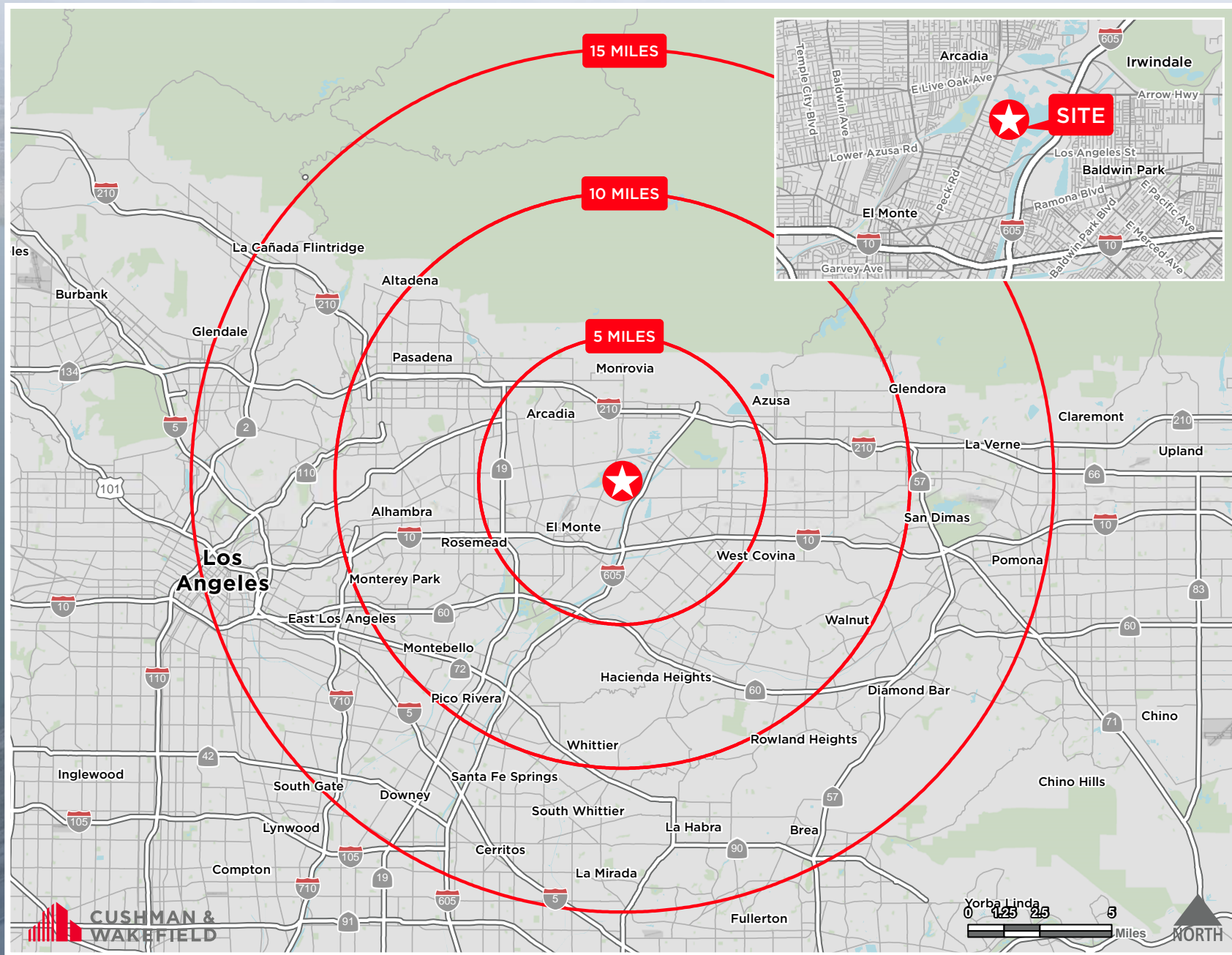


**CUSHMAN &  
WAKEFIELD**

# SITE PLAN



\* OFFICE SQUARE FOOTAGE CAN BE REDUCED



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