

5512

ARROW HWY

MONTCLAIR, CA, 91763

UNIT

A

FOR SALE



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

STRATTONINTERNATIONAL.COM



5512
ARROW HWY
MONTCLAIR, CA 91763



UNIT A
5512 ARROW HWY
INDUSTRIAL / AUTO REPAIR
5,624 SQ.FT. BLDG
5,714 SQ.FT. LAND



Robert Stratton

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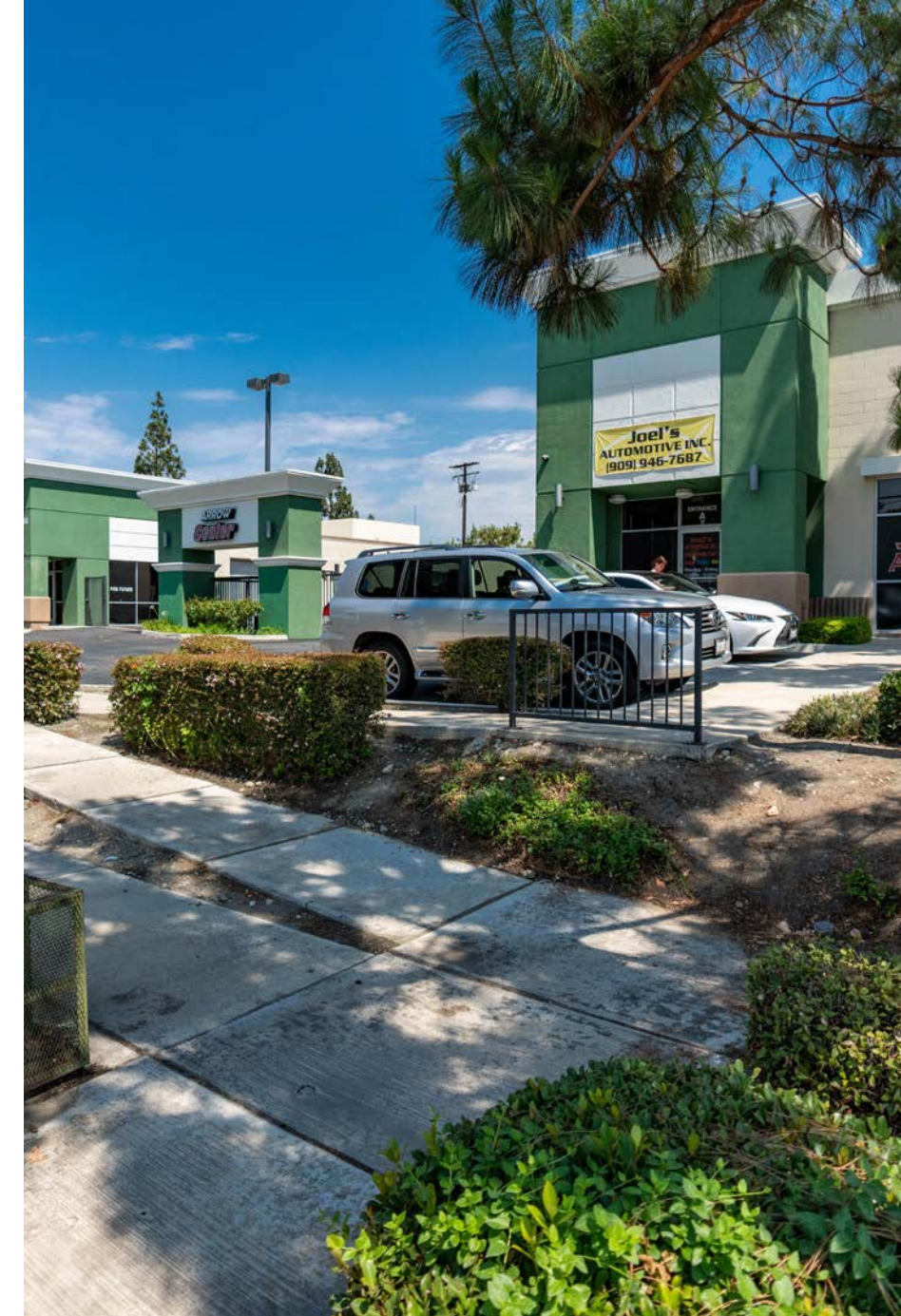
OFFERING SUMMARY

5512 ARROW HWY UNIT **A**
INDUSTRIAL / AUTO REPAIR CONDO

Stratton International is pleased to present 5512 Arrow Hwy Unit A, Montclair, CA 91763. This industrial condo has six ground-level loading doors, minimal office build-out, 400 AMPS of power and tall 17' clear height. Unit #A is an end cap unit positioned at the front of the property with large signage. The property is a newer 2008 construction and features generous 4/1000 sq.ft. parking. The condo is owner/user occupied by an automotive repair business, looking to sell the property and all business assets together. Please contact Robert Stratton for more details regarding this opportunity.

BUILDING SQ.FT.	5,624
LOT SIZE SQ.FT.	5,714
YEAR BUILT	2008
FLOORS	1
DRIVE-IN DOORS	4x 20'x14', 2x TBD (6 TOTAL)
APN(S)	1007-661-26-0000
CEILING HEIGHT	17'
PARKING SPACES	22 SPACES - 4/1000 SQ.FT.
ZONING	M1P
POWER	400 AMPS



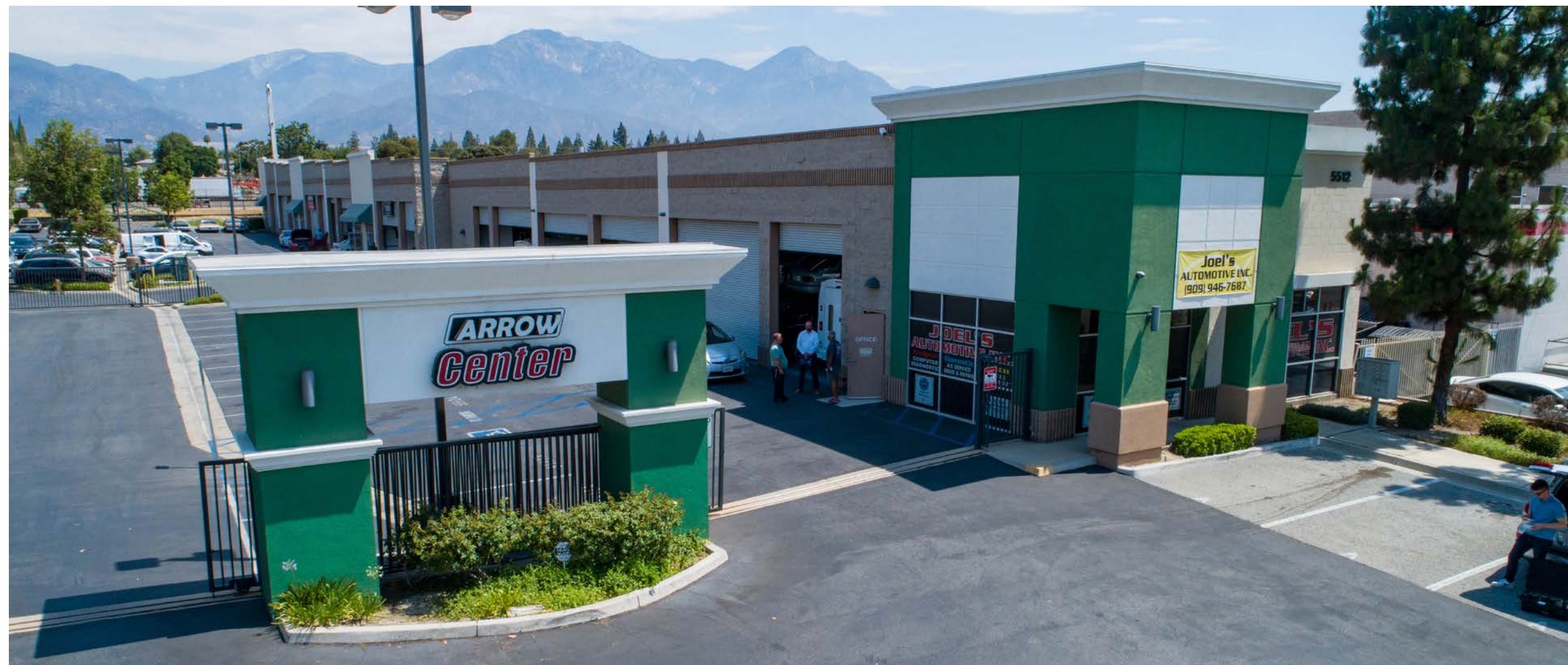




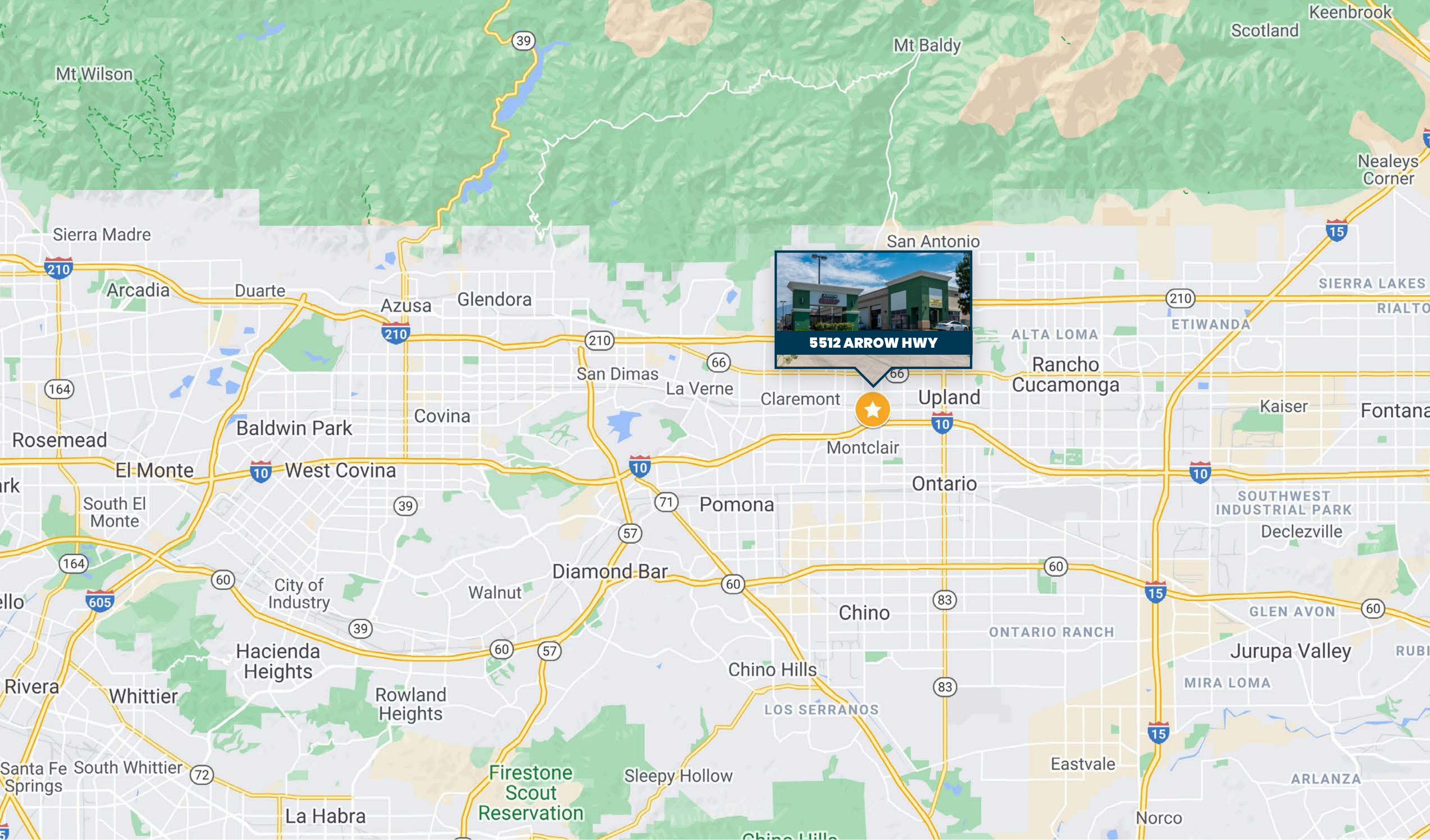






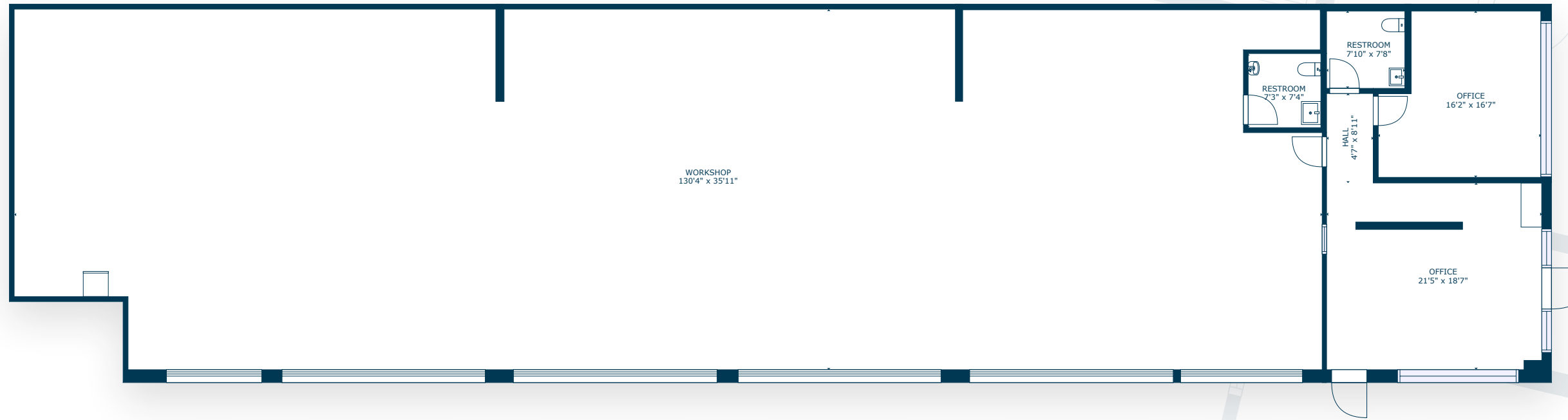






FLOOR PLAN

UNIT A

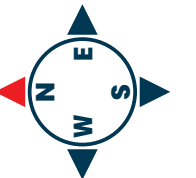


3D TOUR

SCAN, TAP or CLICK!



OFFICE
21'5" x 18'7"



5512 ARROW HWY – UNIT A

MONTCLAIR, CA 91763

FOR SALE

FOR MORE INFORMATION:

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