

FOR LEASE



LIVE OAK COMMERCE CENTER

14120-14180 Live Oak Avenue, Baldwin Park, CA 91706

PROPERTY FEATURES

- **14140, Suite A: $\pm 3,742$ SF**
 $\pm 1,492$ SF Warehouse Space
- **14140, Suite C: $\pm 4,502$ SF**
 $\pm 2,250$ SF Office Space
- 18' Warehouse Clear Height
- 1 Ground Level Loading Door
- 100 Amps, 120/208v, 3 Phase 4w (tenant to verify)
- Functional office/warehouse configurations
- Institutionally owned and professionally managed business park
- Ample on-site parking
- Immediate access to the I-605 Freeway
- Minutes to I-10, I-210, and SR-60 freeways
- Centrally located within the San Gabriel Valley industrial market

FOR MORE INFORMATION, PLEASE CONTACT:

COOPER HUGHES

+1 562 652 7486
cooper.hughes@cushwake.com
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GRANT ARTHUR

+1 909 942 4699
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AVAILABLE SUITES



Building	Suite	Size	Building	Suite	Size
14140 Live Oak Ave	A	3,742 SF	14140 Live Oak Ave	C	4,502 SF



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CHECK OUR
WEBSITE

for current
availabilities

BUILDING PHOTOS



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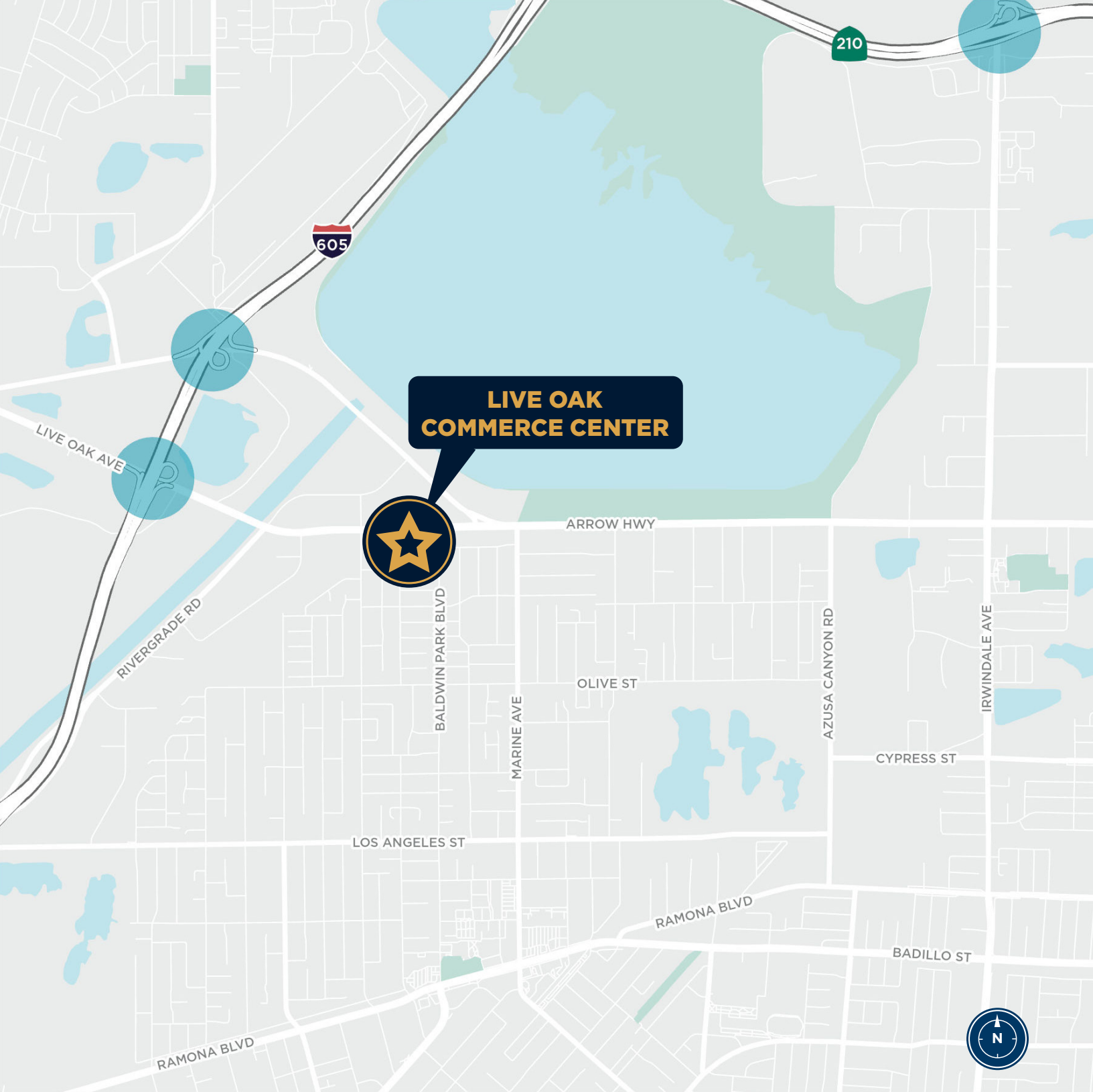
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