



**45,000 SF AVAILABLE FOR LEASE**

**421 N. Baldwin Park Blvd, City of Industry, CA**

**FREE STANDING INDUSTRIAL BUILDING**

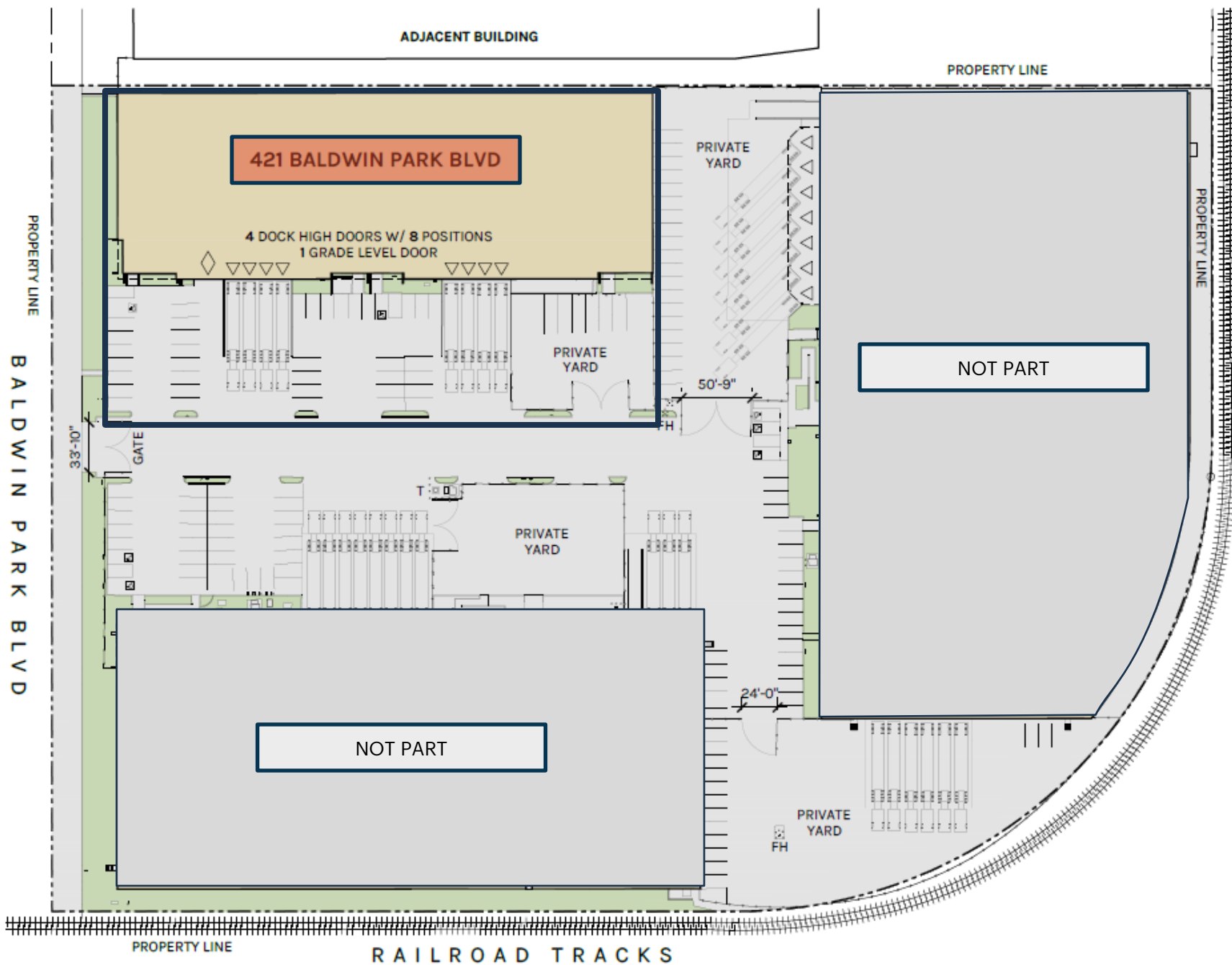
# Property Highlights

421 N. Baldwin Park Blvd  
City of Industry, CA



- ±45,000 SF Free Standing Industrial Building
- ±2,462 SF Modern Office Space
- 20' Minimum Clear Height
- 8 Dock High Loading Doors
- 1 Ground Level Loading Door
- Fenced Private Yard
- Part of a 3-Building Business Park
- Immediate Access to 10 & 605 Freeways
- Central Location – Easy Access to DTLA & LA/LB Ports

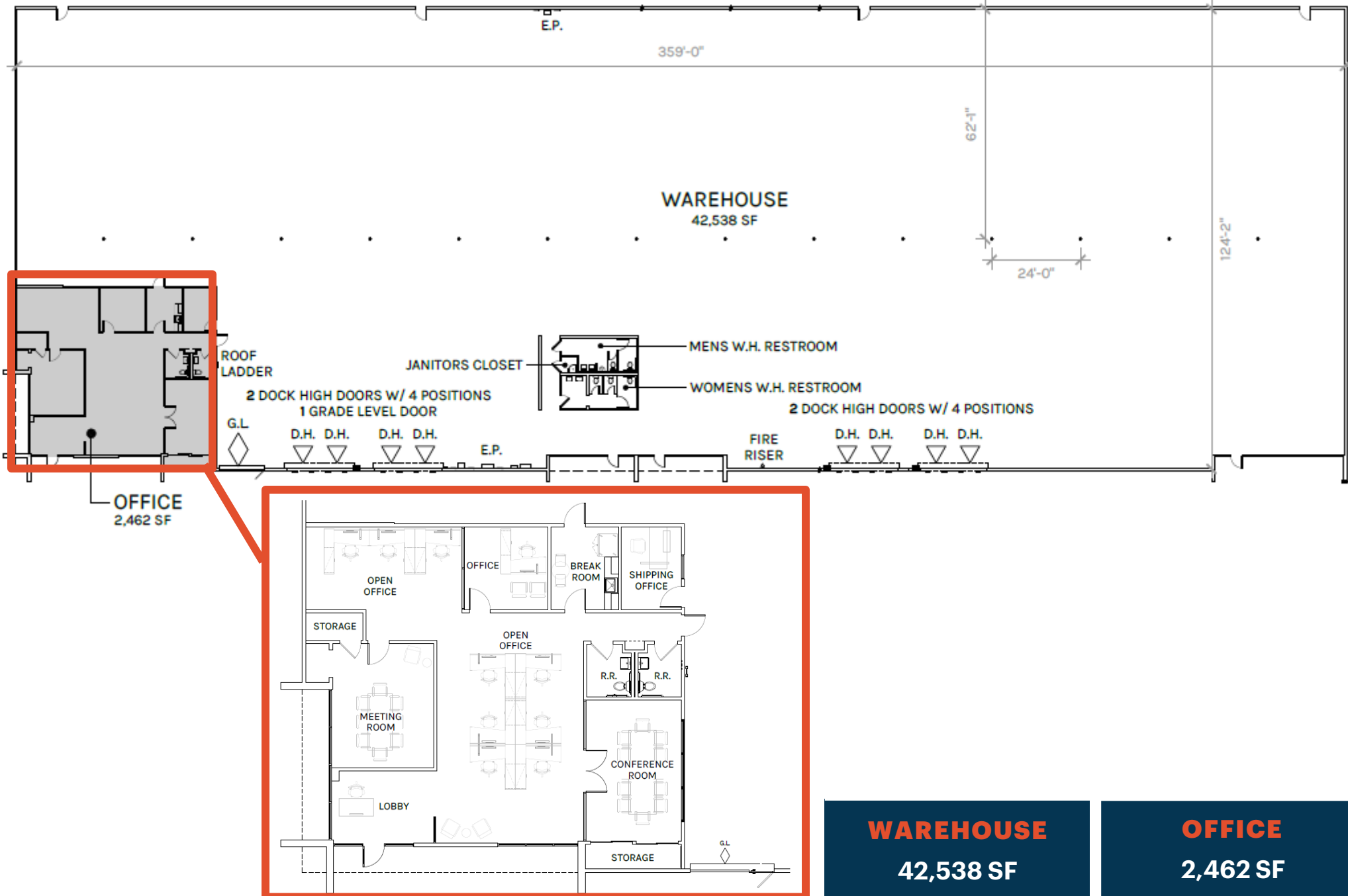




PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

# Floor & Office Plan

421 N. Baldwin Park Blvd  
City of Industry, CA



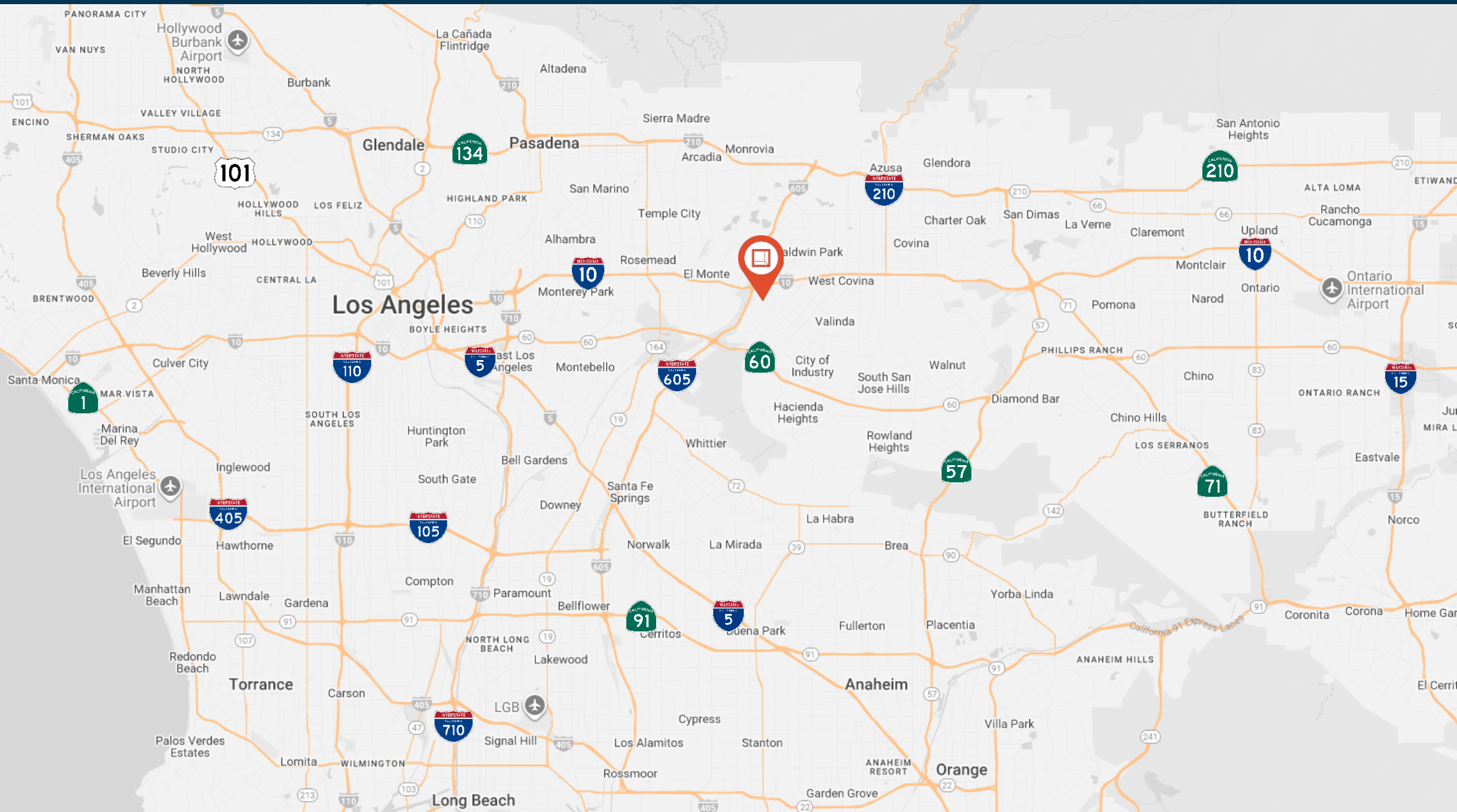
**WAREHOUSE**  
42,538 SF

**OFFICE**  
2,462 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

# Location Map & Highlights

**421 N. Baldwin Park Blvd**  
City of Industry, CA



**24.5 Miles**  
to Ontario International  
Airport

**31.2 Miles**  
to Los Angeles  
International Airport

**32.0 Miles**  
to Ports of LA / Long  
Beach

**14.9 Miles**  
to BNSF Railyard –  
Commerce

**6.7 Miles**  
to UP Intermodal Yard –  
City of Industry

# Leasing Contacts



**Rexford  
Industrial**

## RUSTIN MORK

Senior Managing Director

+1 213 239 6181

[rustin.mork@jll.com](mailto:rustin.mork@jll.com)

LIC # 01448642

## CELINA CHHUON-ROMERO

Senior Associate

+1 909 467 6868

[celina.chhuon-romero@jll.com](mailto:celina.chhuon-romero@jll.com)

LIC # 02249849



515 South Flower Street, Suite 1300

Los Angeles, CA 90071

[jll.com](http://jll.com)

Jones Lang LaSalle Brokerage, Inc. License# 01856260

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.