



COLD STORAGE

FREEZER/COOLER/PREP AREA

8630 GARVEY AVE.

ROSEMEAD, CA 91770



Cristina Hsieh, CCIM
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CalDRE #01944970



Property Details & Highlights

Price	\$4,688,000
Price PSF	\$685.88
Property Type	Cold Storage/Warehouse
Property Subtype	Wholesale Distribution
APN	5282-001-005
Building Size	± 6,835 SF*
Lot Size	0.28 Acres
Year Built (Building)	2007
Year Last Renovated (Freezer/Cooler)	2023
Zoning	M-1*

Introducing a rare to find, prime industrial property located at 8630 Garvey Avenue in Rosemead, CA. This newly built cold storage facility features a state of arts commercial refrigeration, ideal for owner-users in food processing, warehousing and distribution business. The office area spans approximately 400 SF on the ground level, complemented by ±600 SF mezzanine floor for additional office space, offering versatile rooms for operations.

Centrally situated in the heart of San Gabriel Valley, one can easily access major freeways and surrounding cities. The property is also within the Garvey Avenue Master Plan promoted by the City of Rosemead. The land use along this portion of Garvey Avenue corridor (Area 4) is designated as Mixed Use Industrial/Commercial*, opening opportunities for other development potentials.

* All material presented herein is intended for informational purposes only. Information is obtained from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Buyer and agent to perform its due diligence.

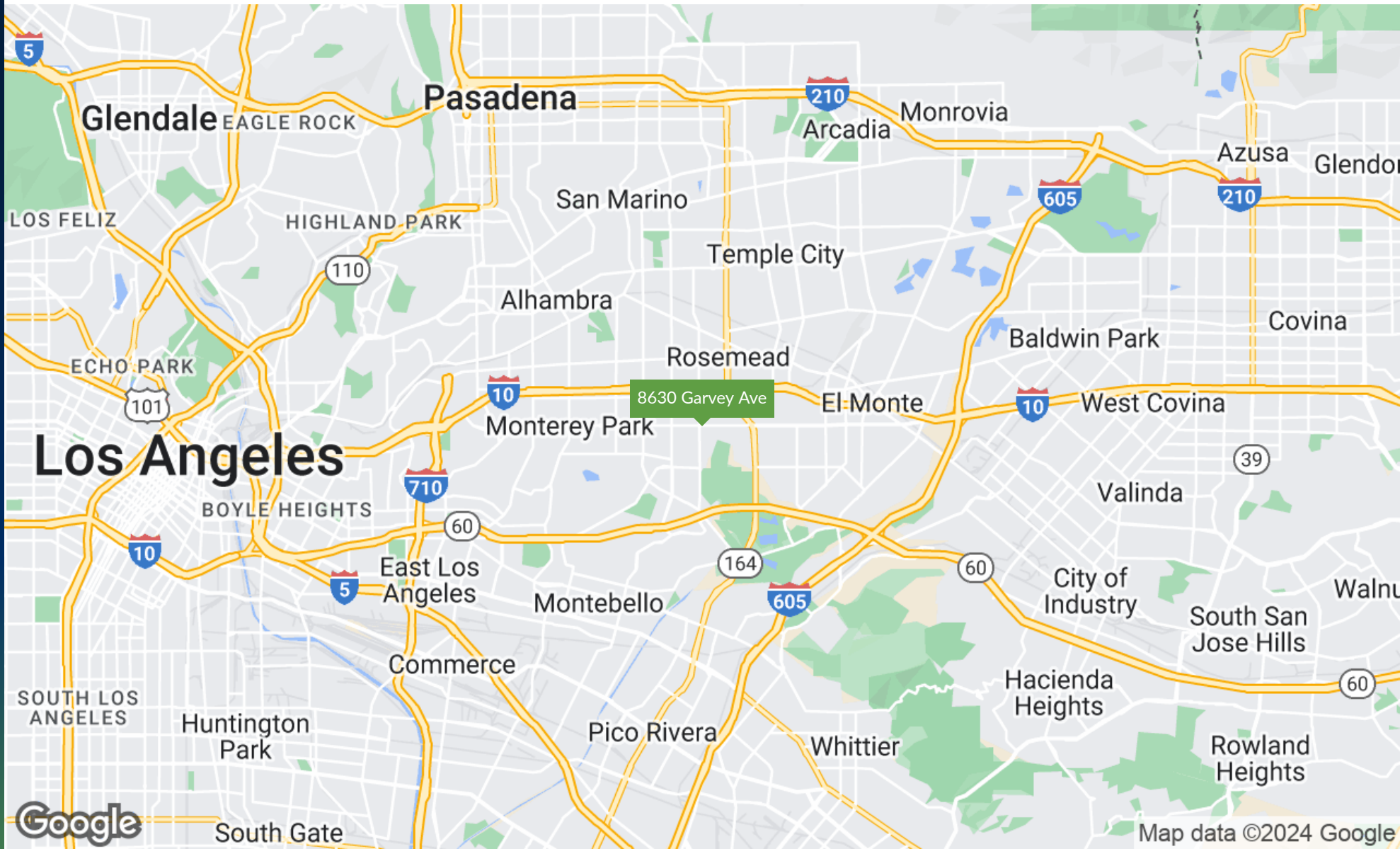


- ± 6,835 SF Freestanding Building on Garvey Avenue
- Warehouse Area: ± 5,835 SF / Office: ± 400 SF / Mezzanine Office: ±600 SF
- Walk-in Refrigeration: Freezer / Cooler / Temperature-Controlled Prep Room
- 460Amps/480 V (3 Phase)
- 0.17 GPM/3,000 SF Sprinkler Systems
- 24' Ceiling Height, Skylights.
- Automated Ground Level Door 12' x 11'
- 10 Parking Spaces (1.59/1,000 SF)
- Fenced & Gated Lot
- Easy Access to I-10 & SR-60 Freeway
- San Gabriel Valley Submarket

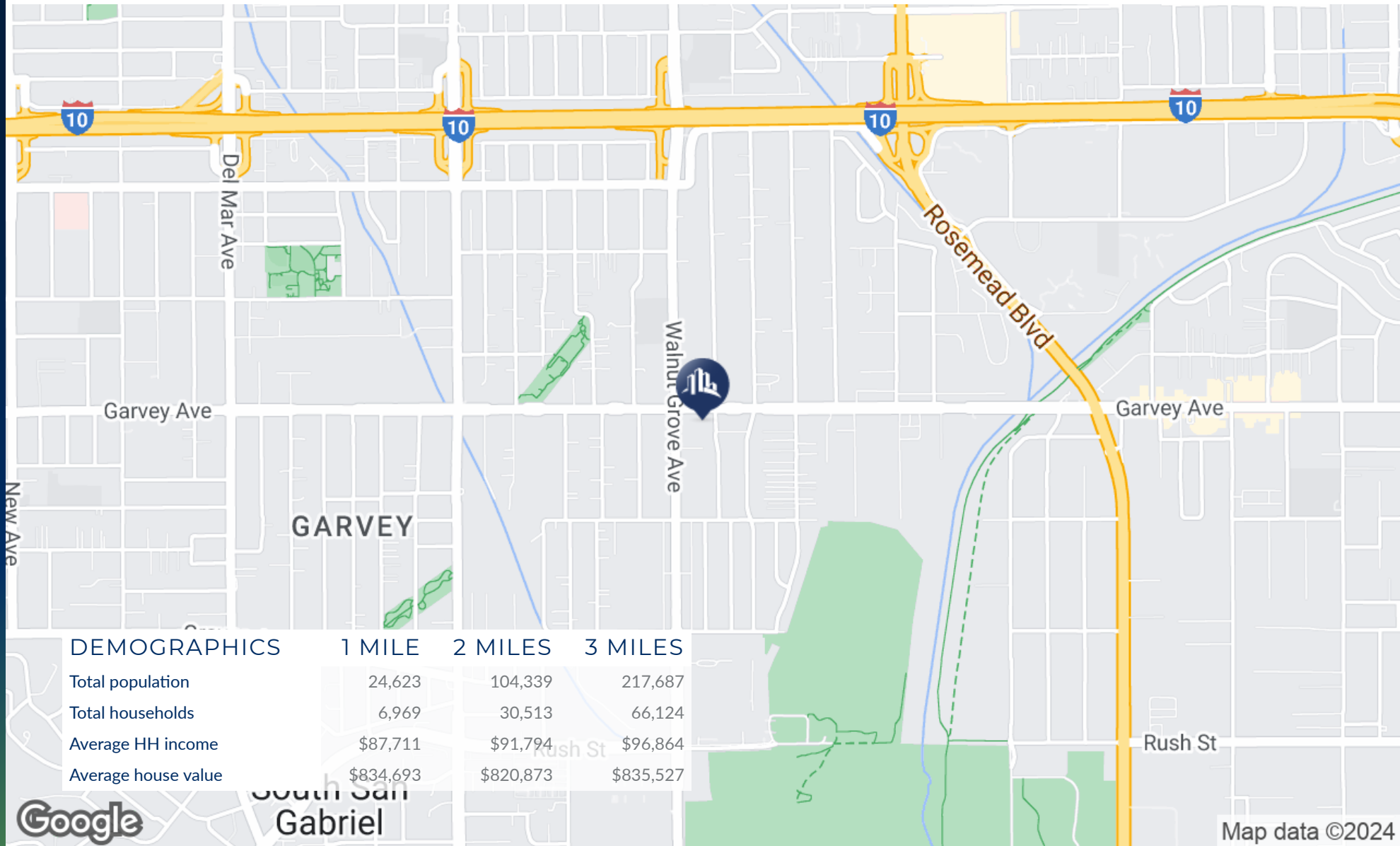
Cold Storage



Regional Map



Location Map



Advisor Bio



CRISTINA HSIEH, CCIM

Managing Broker

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PROFESSIONAL BACKGROUND

Cristina Hsieh, CCIM has a diversified and international business background. She spent over ten years working in the consumer electronics sector before embarking on her real estate career. She specializes in investment sales & leasing of industrial and retail properties in Southern California.

Prior to immigrating to the United States, Cristina lived in Taiwan, the Philippines and Chile. She is fluent in English, Mandarin Chinese, Taiwanese, and Spanish. Although she works throughout Southern California, she is focused on Los Angeles County, Orange County and the Inland Empire, where her multilingual skills and market expertise can be most appreciated.

Cristina founded SEGAI, INC., an international business firm established in 2002 that evolved into a global real estate investment company. Over the years, she's helped local and foreign principals build operations and acquire commercial and industrial properties in the U.S. She enjoys brand building and works closely with restaurateurs, food & beverage operators for site selection and expansion. Cristina is a Designee of Certified Commercial Investment Member (CCIM), one of the most prestigious achievements in the commercial real estate industry. To help promote real estate education for the students, she volunteers as a Board Member of Center for Real Estate at Cal State Fullerton. In 2019, Cristina joined SPERRY as Affiliate office in Ontario, California, the gateway to the fast-growing Inland Empire. She earned SPERRY's prestigious national Top Ten Broker Award in 2022 and was recognized by CREXI for 2023 Platinum Broker Award.

EDUCATION

Master of Business Administration, California State University, Fullerton.
Bachelor of Arts in Political Science
Minor in Psychology

MEMBERSHIPS

AIR CRE
Asian Real Estate Association of America (AREAA)
Certified Commercial Investment Member (CCIM)
CCIM Greater Los Angeles Chapter
CCIM Southern California Chapter
International Council of Shopping Centers (ICSC)
National Association of REALTORS (NAR)

Board Member of Center for Real Estate, College of Business & Economics, California State University, Fullerton.