



For Lease

Irwindale Business Center
5027 N. Irwindale Ave, Suite 100
Irwindale, CA 91706



4,532 Square Feet Available

BUILDING HIGHLIGHTS

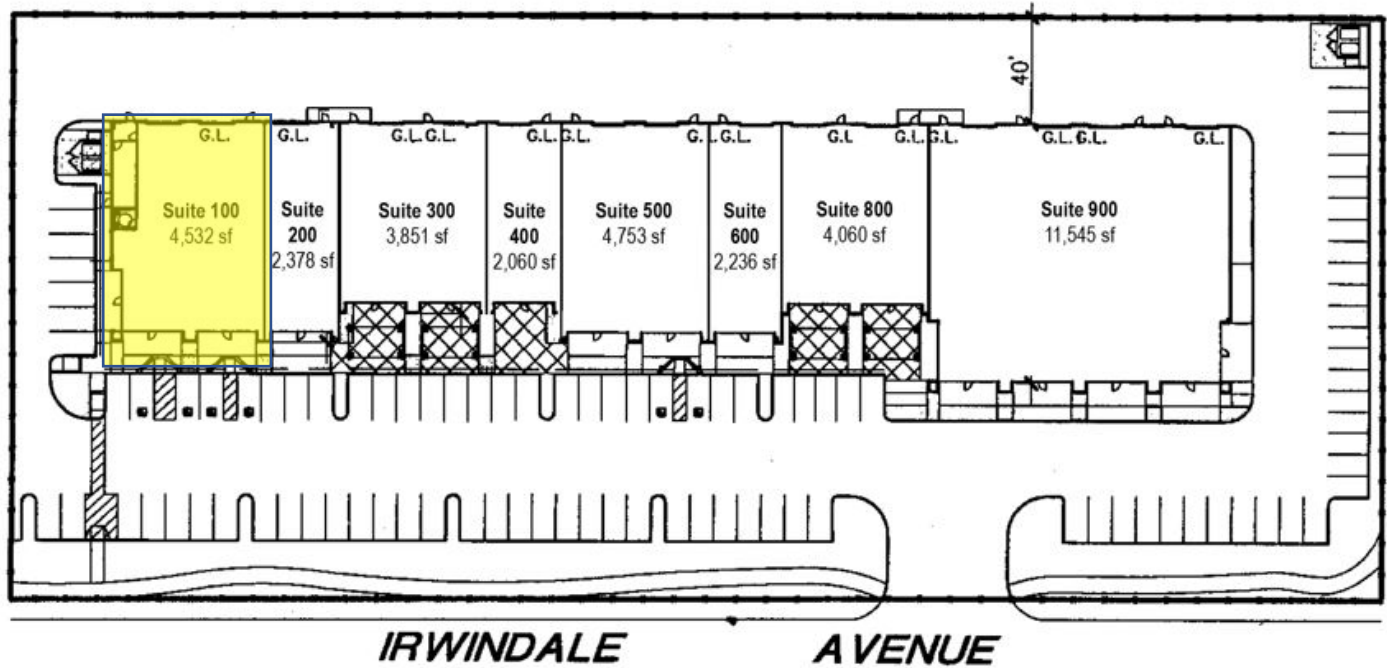
- +/- 4,532 SF available
- +/- 1,800 SF office
- 16' minimum clear height
- .33 GPM / 2,000 SF Calculated Fire System
- 2 Ground-Level Doors
- Master Planned Business Park
- Excellent Freeway Access to SF-210, I-605 and I-10
- Extensive landscaping
- Irwindale Avenue frontage
- High Image, Professional Business Park Setting
- Proximity to Retail





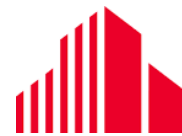
CLARION PARTNERS

Irwindale Business Center



Built in 2000, this multi-tenant business park is located facing Irwindale Avenue in Irwindale, California in very close proximity to the I10, 210, and 605 freeways.

With a high image including landscaping, extensive auto parking and ground-level loading doors, the Business Park brings a premier location for tenants, and offers functional and efficient floor plans.



CUSHMAN & WAKEFIELD

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