



# For Lease

Irwindale Business Center 4981  
N. Irwindale Avenue, Suite 500  
Irwindale, CA 91706



2,239 SF Square Feet Available

## BUILDING HIGHLIGHTS

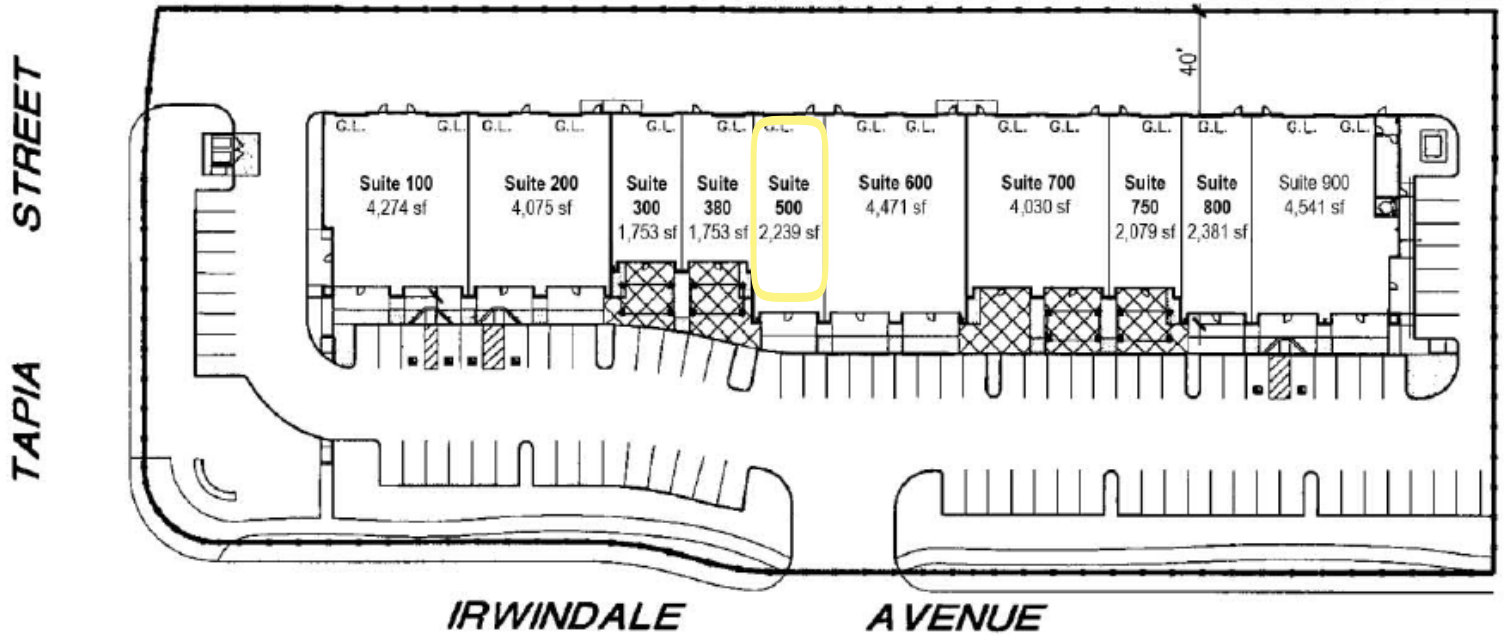
- 2,239 SF available
- 720 SF of Office
- 16' minimum clear height
- .33 GPM / 2,000 SF Calculated Fire System
- 1 Ground-Level Doors
- Fully HVAC Warehouse
- Master Planned Business Park
- Excellent Freeway Access to SF-210, I-605 and I-10
- Extensive landscaping
- Irwindale Avenue frontage
- High Image, 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 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

CHRIS TOLLES  
 EXECUTIVE MANAGING DIRECTOR  
 CUSHMAN & WAKEFIELD  
 LIC: 01459899  
[CHRIS.TOLLES@CUSHWAKE.COM](mailto:CHRIS.TOLLES@CUSHWAKE.COM)  
 213.955.5129

MAYA SCHIRN  
 ASSOCIATE  
 CUSHMAN & WAKEFIELD  
 LIC: 02237054  
[MAYA.SCHIRN@CUSHWAKE.COM](mailto:MAYA.SCHIRN@CUSHWAKE.COM)  
 213.236.4931



## CLARION PARTNERS

[www.clarionpartners.com](http://www.clarionpartners.com)