



For Lease

Irwindale Business Center 4981
N. Irwindale Avenue, Suite 900
Irwindale, CA 91706

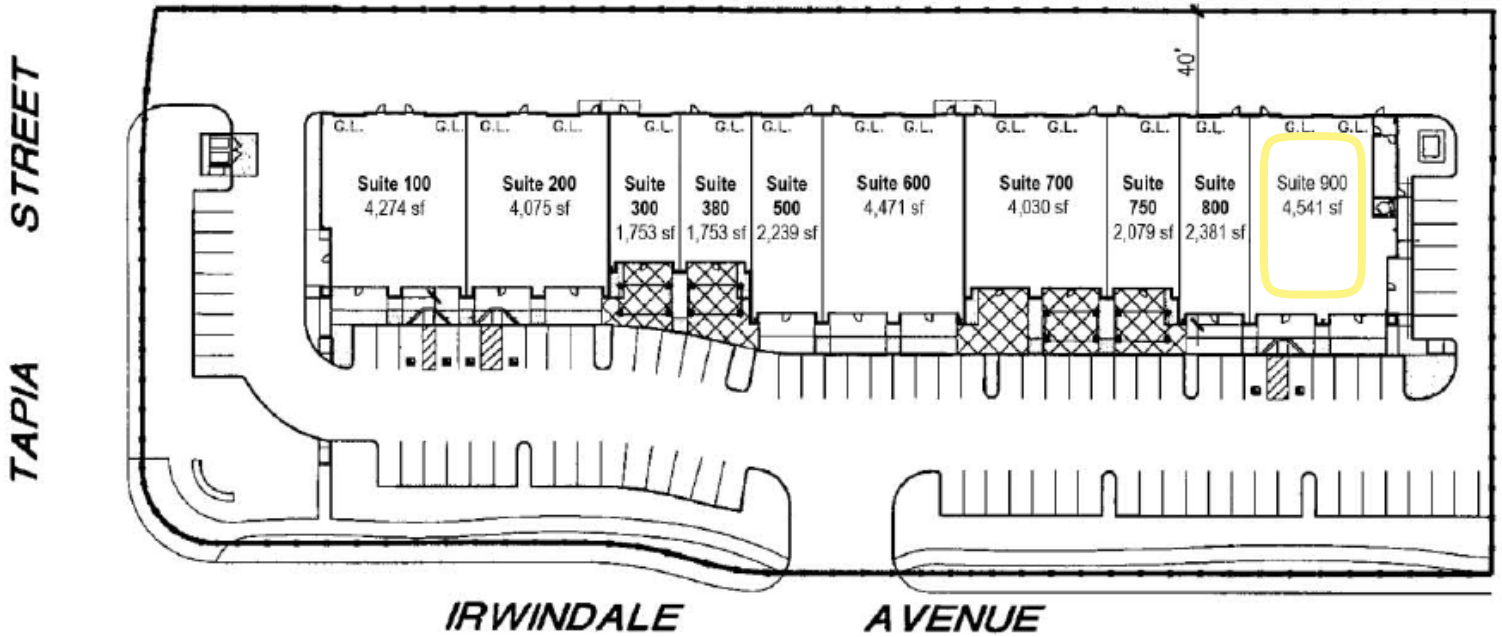


4,541 SF Square Feet Available

BUILDING HIGHLIGHTS

- 4,541 SF available
- 16' minimum clear height
- .33 GPM / 2,000 SF Calculated Fire System
- 2 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





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

MAYA SCHIRN
ASSOCIATE

CUSHMAN & WAKEFIELD

LIC: 02237054

MAYA.SCHIRN@CUSHWAKE.COM

213.236.4931



CLARION PARTNERS

www.clarionpartners.com