

Available SF 2,000 SF

Industrial For Lease

Building Size 2,000 SF



Address: 964 W Foothill Blvd, Azusa, CA 91702
Cross Streets: N Virginia Ave/W Foothill Blvd

Rare Small Free Standing Office Space
 Secured Fenced Yard
 Prime Azusa Location
 Space is in 'Ready To Occupy'

Lease Rate/Mo: \$2,750
Lease Rate/SF: \$1.38
Lease Type: Modified Gross
Available SF: 2,000 SF
Minimum SF: 2,000 SF
Prop Lot Size: 3.75 Ac / 163,450 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M1

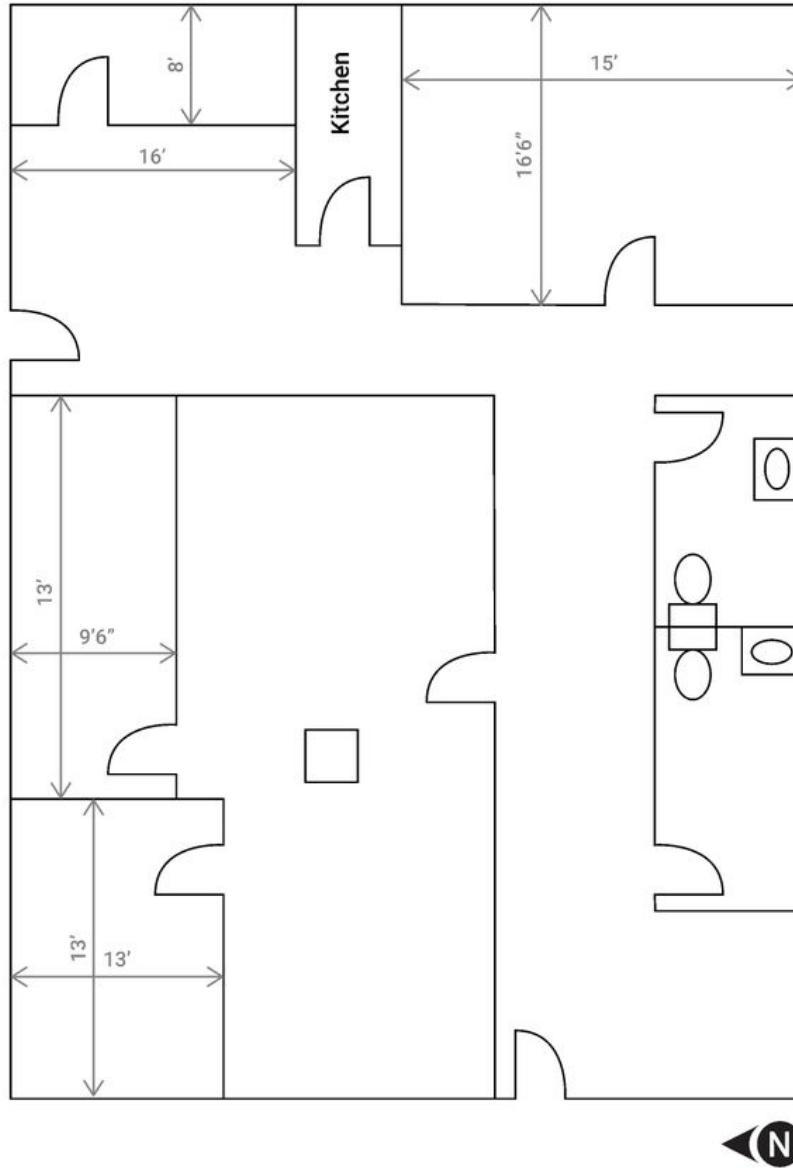
Sprinklered: No
Clear Height: 11'
GL Doors/Dim:
DH Doors/Dim:
A: 200 V: 120/240 O: W: 3
Construction Type: Framed
Const Status/Year Blt: Existing / 1965
Whse HVAC:
Parking Spaces: 4 / Ratio: 2.0:1
Rail Service:
Specific Use: Light Industrial

Office SF / #: / 7
Restrooms: 2
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: 210 Corridor
APN#: 8616-002-011

Listing Company: NAI Capital
Agents: [John S. Archibald 626-204-1527](mailto:jarchibald@naicapital.com)
Listing #: 44370486
Notes: Call broker for commission information.

Listing Date: 02/19/2026

FTCF: CB000N000S000



*Floorplan not to scale