



# For Lease

Irwindale Business Center  
5027 Irwindale Ave, Suite 500  
Irwindale, CA 91706



4,638 Square Feet Available

## BUILDING HIGHLIGHTS

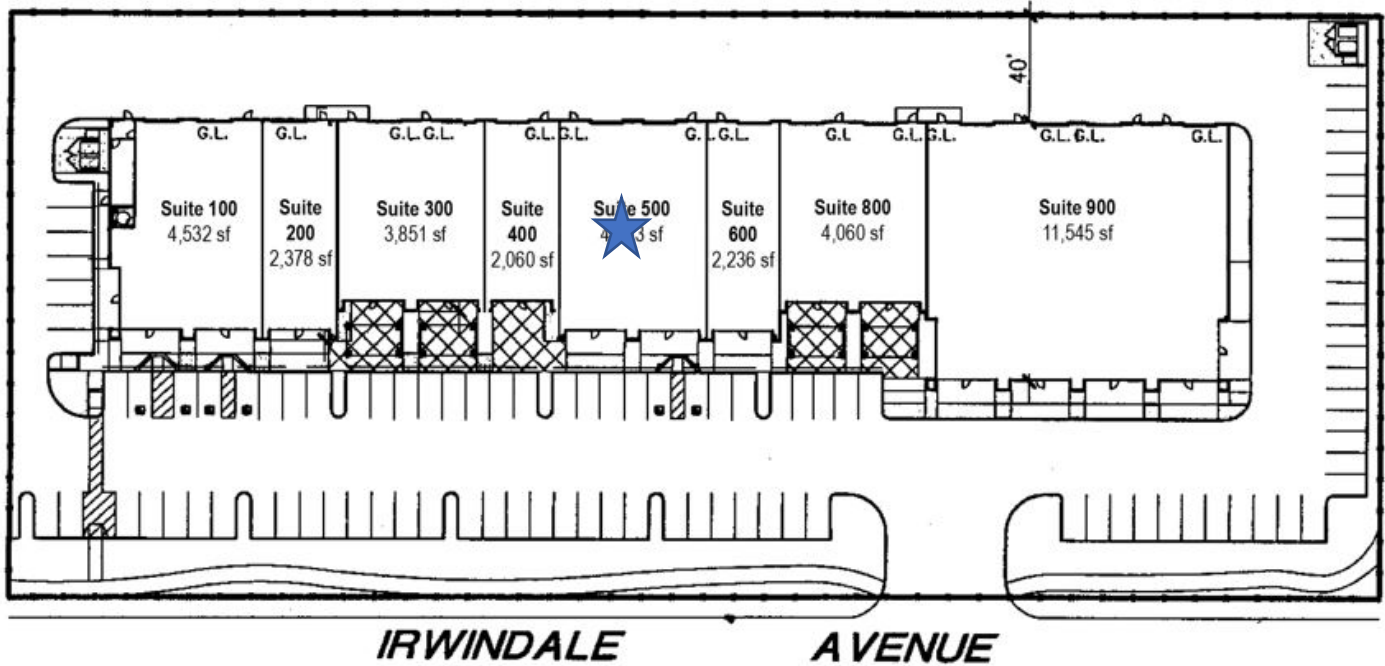
- 4,638 Industrial Unit SF available
- Part of a Larger 35,672 SF Building
- +/- 1,528 SF Office Space
- 16' Clear Height
- .33 GPM / 2,000 SF Calculated Sprinkler System
- 2 Ground-Level Doors
- Excellent Freeway Access to SF-210, I-605 and I-10
- Extensive Landscaping
- Irwindale Avenue Frontage
- High Image, Professional Business Park Setting
- Proximity to Retail





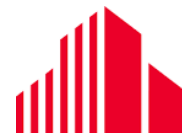
# CLARION PARTNERS

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

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## CLARION PARTNERS

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