

± 54,611 SF AVAILABLE

# CANYON COMMERCE PARK

1033 N. TODD AVENUE, AZUSA • CA



458,581 SF MASTER-PLANNED INDUSTRIAL PARK

7 BUILDING CAMPUS ON 23.4 ACRES

BUILDINGS AVAILABLE FROM 28,795 TO 159,067 SF





## BUILDING HIGHLIGHTS

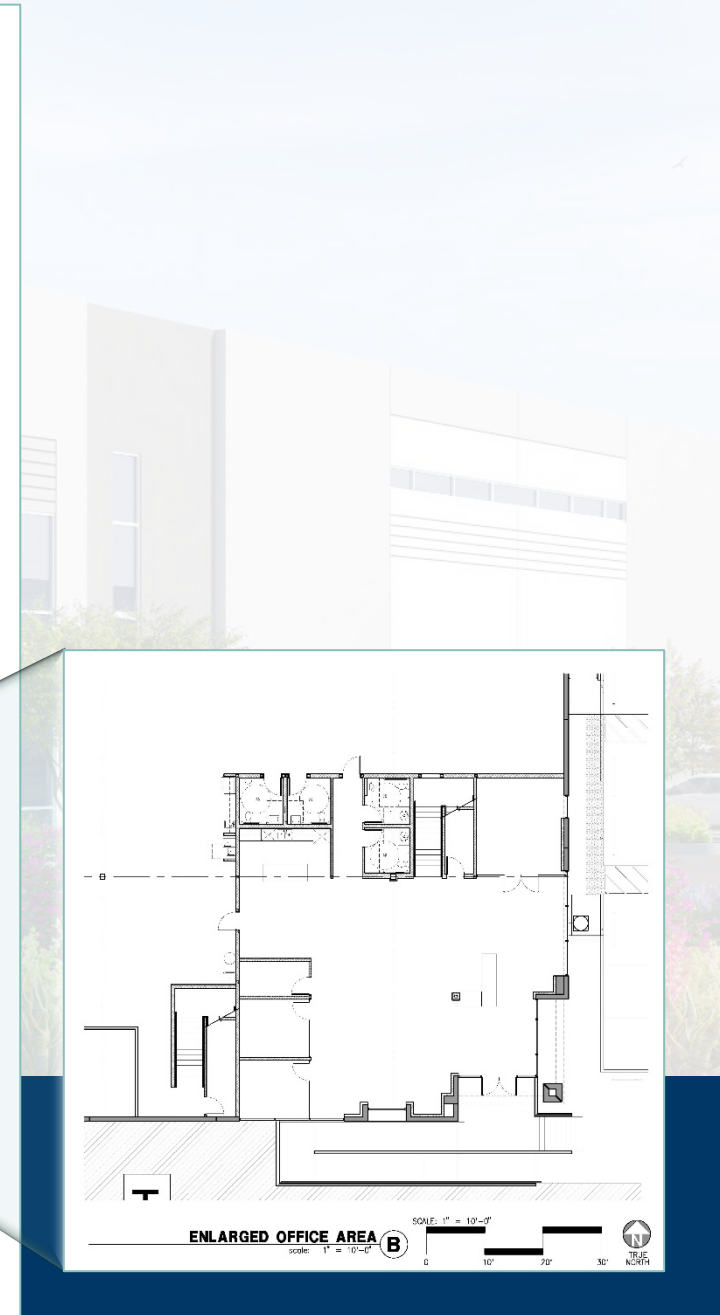
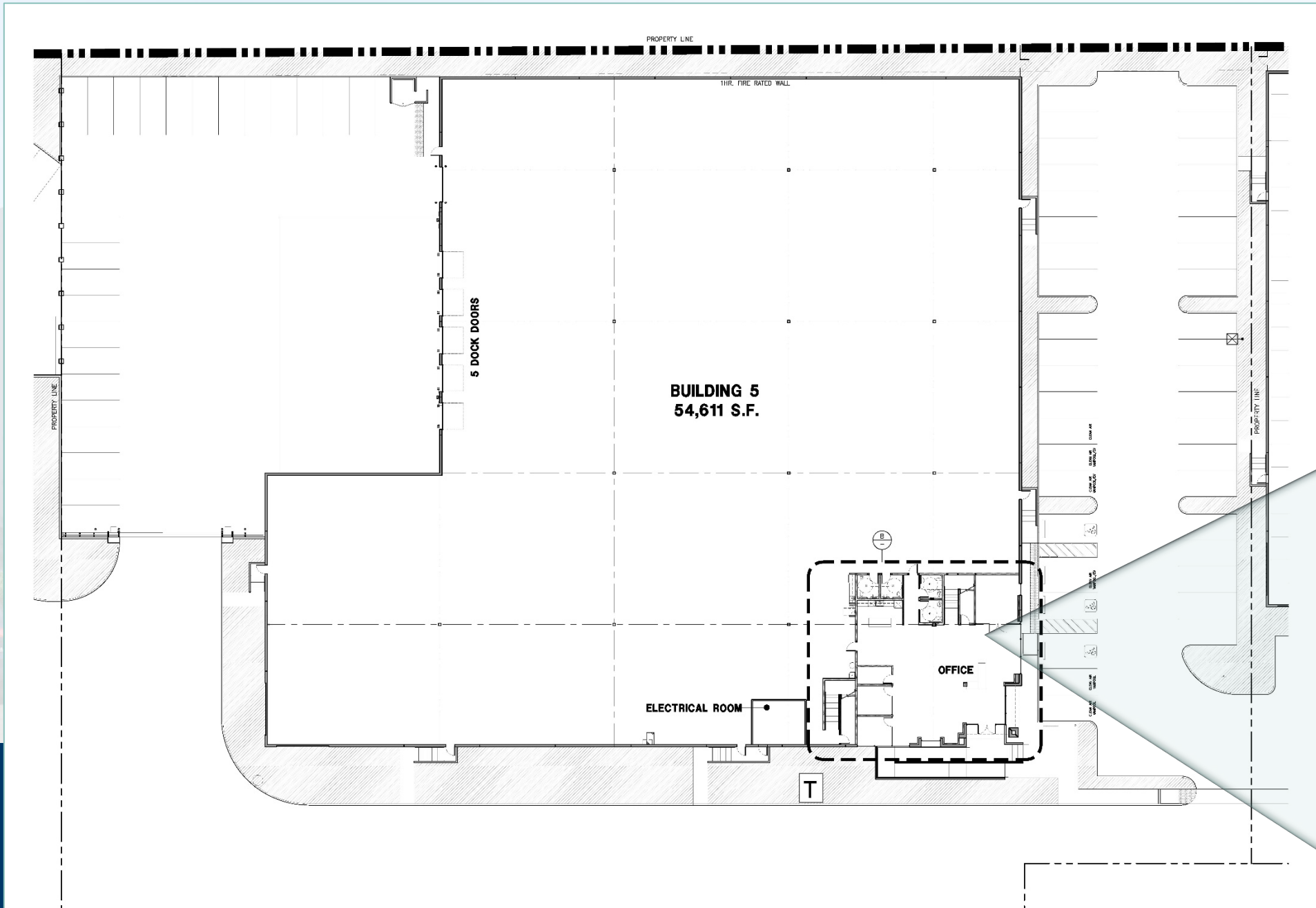
- +/- 54,611 SF Building on 2.87 Acres
- +/- 6,413 SF Two-Story Office
- 28' Minimum Clear Height
- 5 Dock High Positions, 1 Ground Level Door
- Two (2) 40K LB Capacity Dock Levelers
- ESFR Sprinkler System (K25 @ 20 PSI)
- Concrete Truck Court (64 Parking Stalls)
- High End Office Build Out
- Power: 800 Amps 277/480v

## PROJECT HIGHLIGHTS

- Seven Buildings from 28,795 SF to 159,067SF
- Best in Class Development
- Institutional Ownership
- State-of-the-Art Construction
- Modern Distribution & eCommerce Buildings
- Immediate Access to (210), (605), (10), & (60) Freeways
- Outstanding Azusa Location
- Attractive City of Azusa Power Benefits



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ENLARGED OFFICE AREA B  
SCALE: 1" = 10'-0"  
0 10' 20' 30'

# SITE PLAN



## EXCLUSIVE AGENTS

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