



18,389 SF AVAILABLE FOR LEASE

CLASS A INDUSTRIAL SPACE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE
4832-4850 AZUSA CANYON RD, UNIT B | IRWINDALE, CA

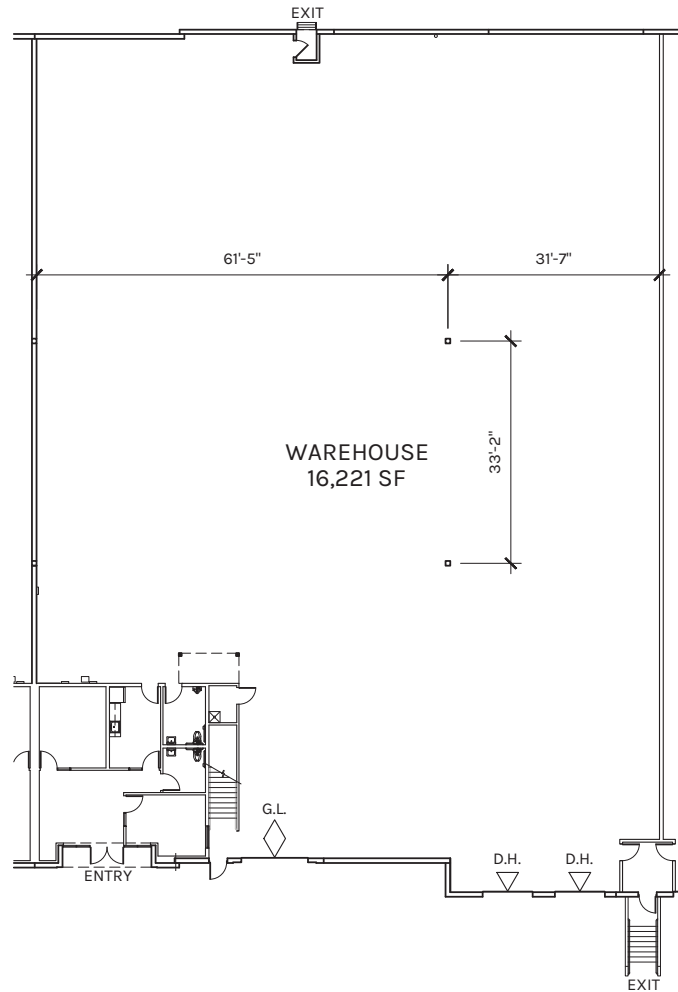




PROPERTY HIGHLIGHTS

- Located in Irwindale Canyon Business Park with access to 210/605/10 Freeways
- $\pm 18,389$ SF available of a larger $\pm 87,421$ SF industrial building with $\pm 2,168$ SF office space including $\pm 1,227$ SF finished mezzanine
- 28' minimum ceiling clearance in warehouse
- Two (2) dock high doors
- One (1) ground level door
- 181' all concrete truck court
- ESFR sprinklers



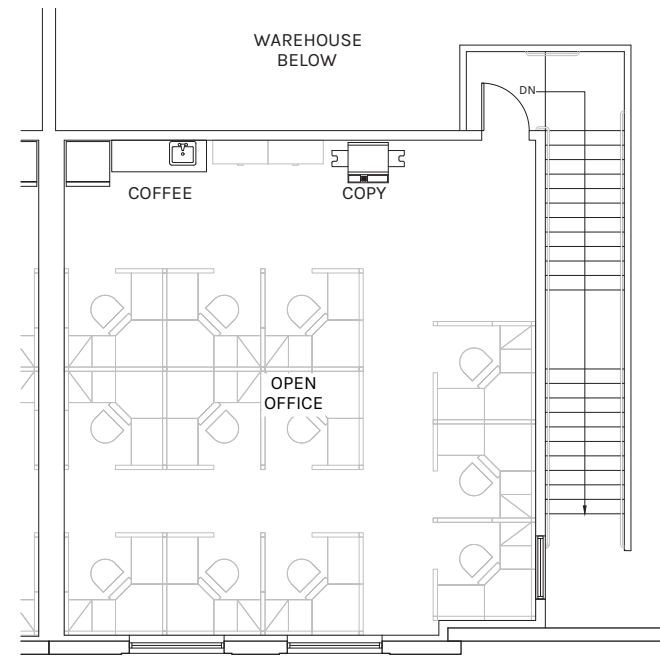
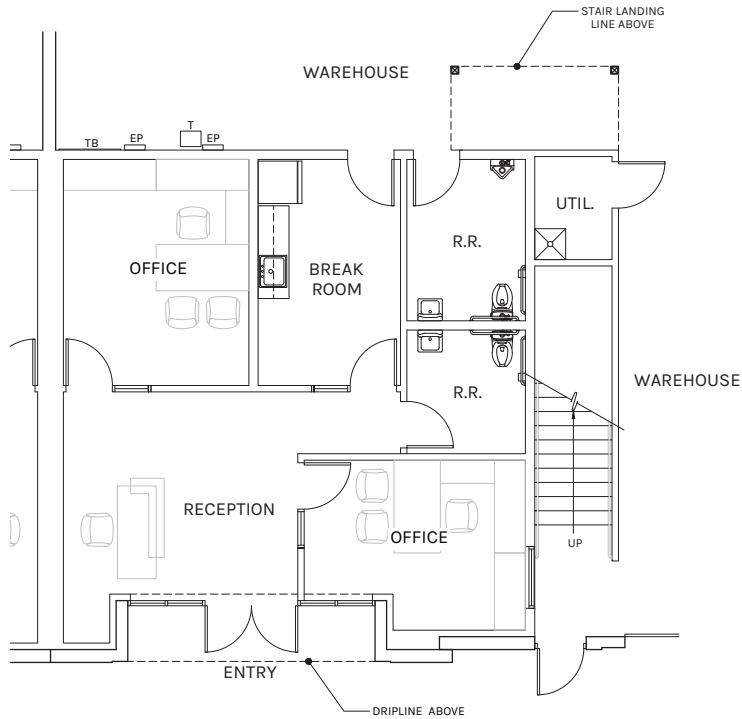


WAREHOUSE
16,221 SF

OFFICE
2,168 SF

TOTAL
18,389 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



1ST FLOOR
941 SF

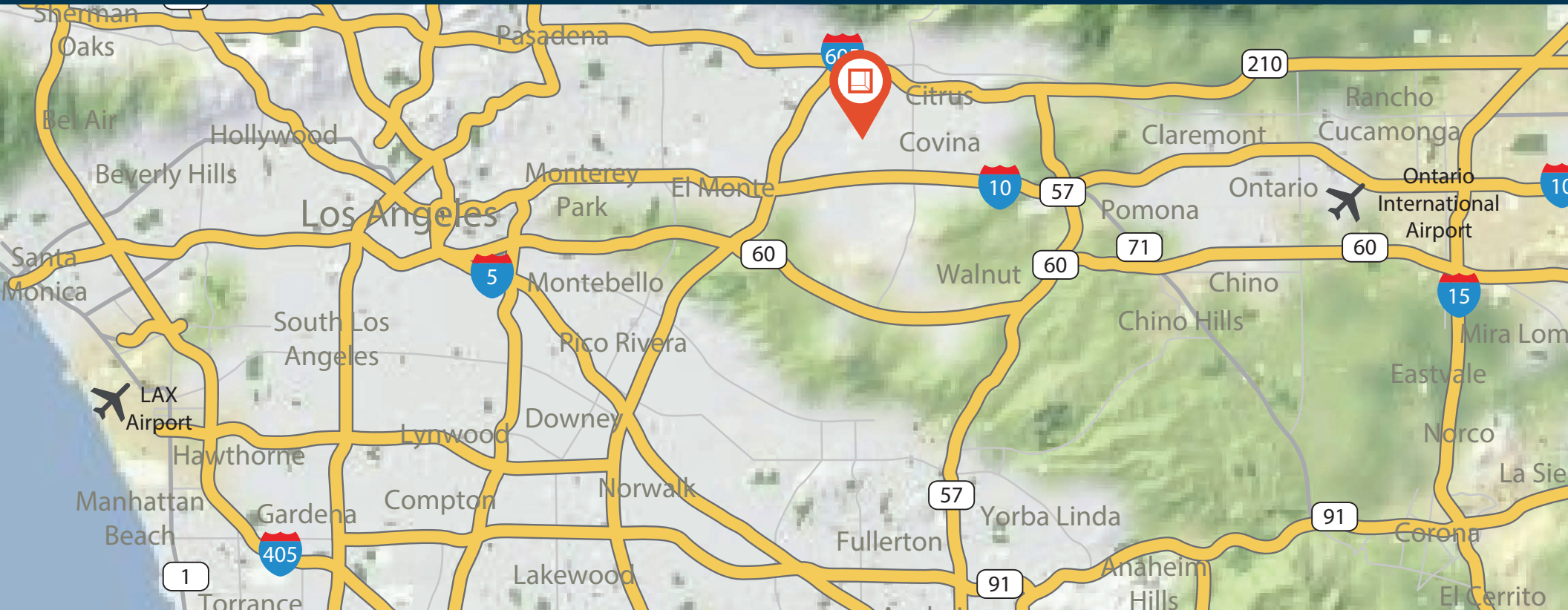
MEZZANINE
1,227 SF

TOTAL
2,168 SF

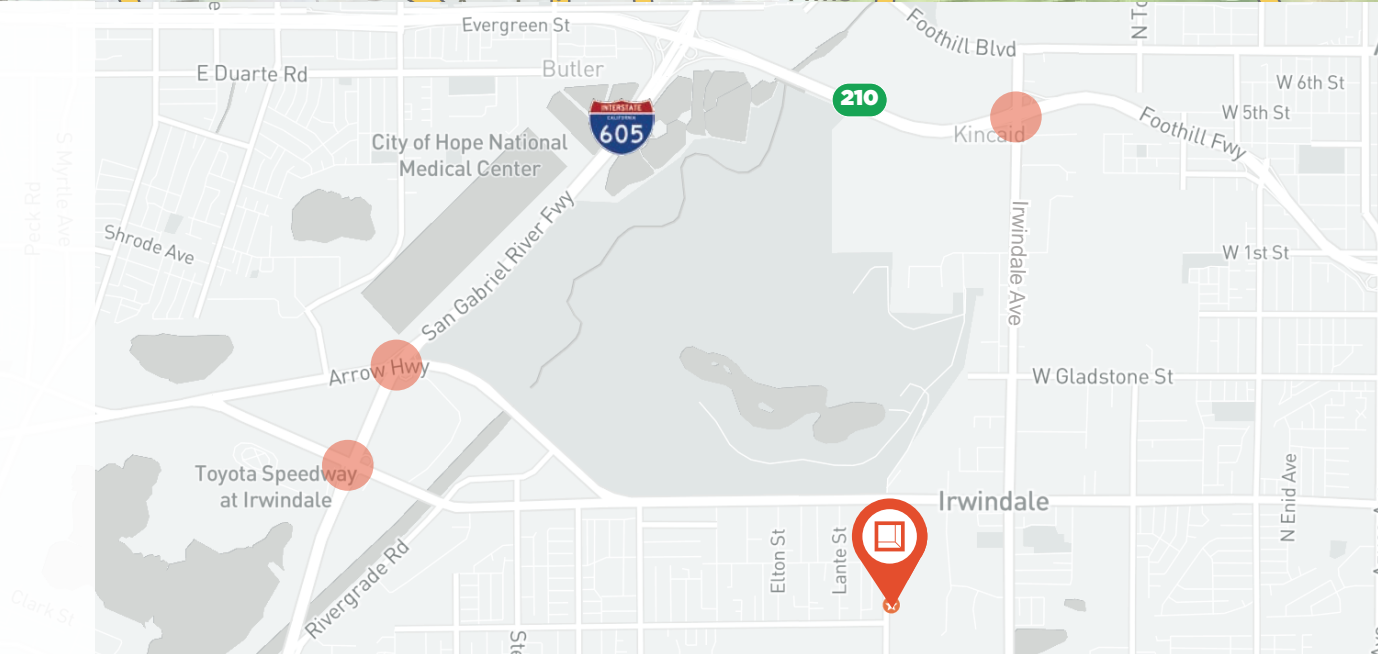
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LOCATION

4832-4850 AZUSA CANYON RD | IRWINDALE, CA



2.7 Miles to I-605 Freeway	2.8 Miles to I-210 Freeway
2.1 Miles to I-10 Freeway	37.4 Miles to Los Angeles International Airport
38.6 Miles to Port of Los Angeles/Long Beach	23.4 Miles to Ontario International Airport





**Rexford
Industrial**

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