

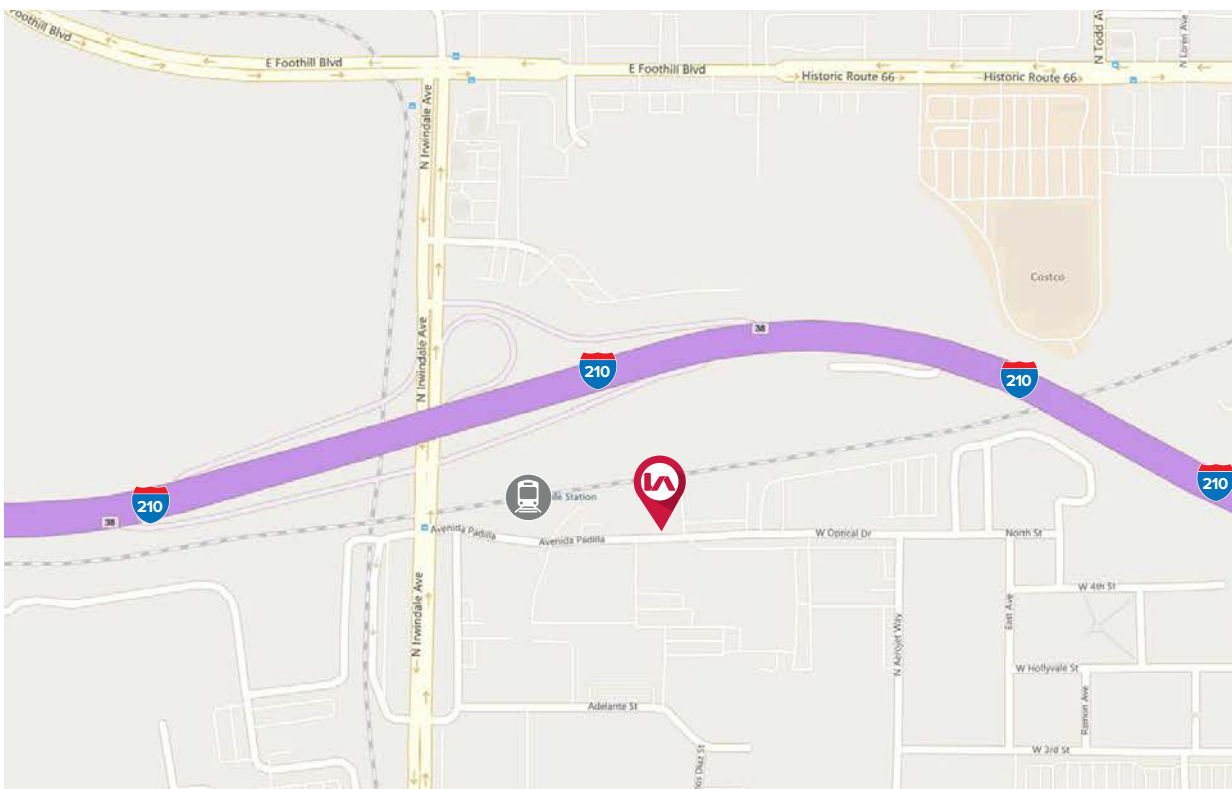


LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

±10,471 SQ. FT.
INDUSTRIAL BUILDING

AVENIDA PADILLA



1617 AVENIDA PADILLA
IRWINDALE, CA 91702

Tom O'Loughlin, SIOR
Senior Vice President
Lic. ID # 01156170

P 323.767.2027 E toloughlin@lee-associates.com

Lee & Associates® - Corp. ID# 01125429
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

P 323.720.8484

FOR LEASE

±10,471 SQ. FT.
INDUSTRIAL BUILDING



AVENIDA PADILLA

PROPERTY HIGHLIGHTS



- 210 Freeway at Iwindale Avenue



- 1 Dock High and 2 Ground Level Loading



- Fenced Yard



- 23 Car Parking



- Power Wiring



- 18' Clearance

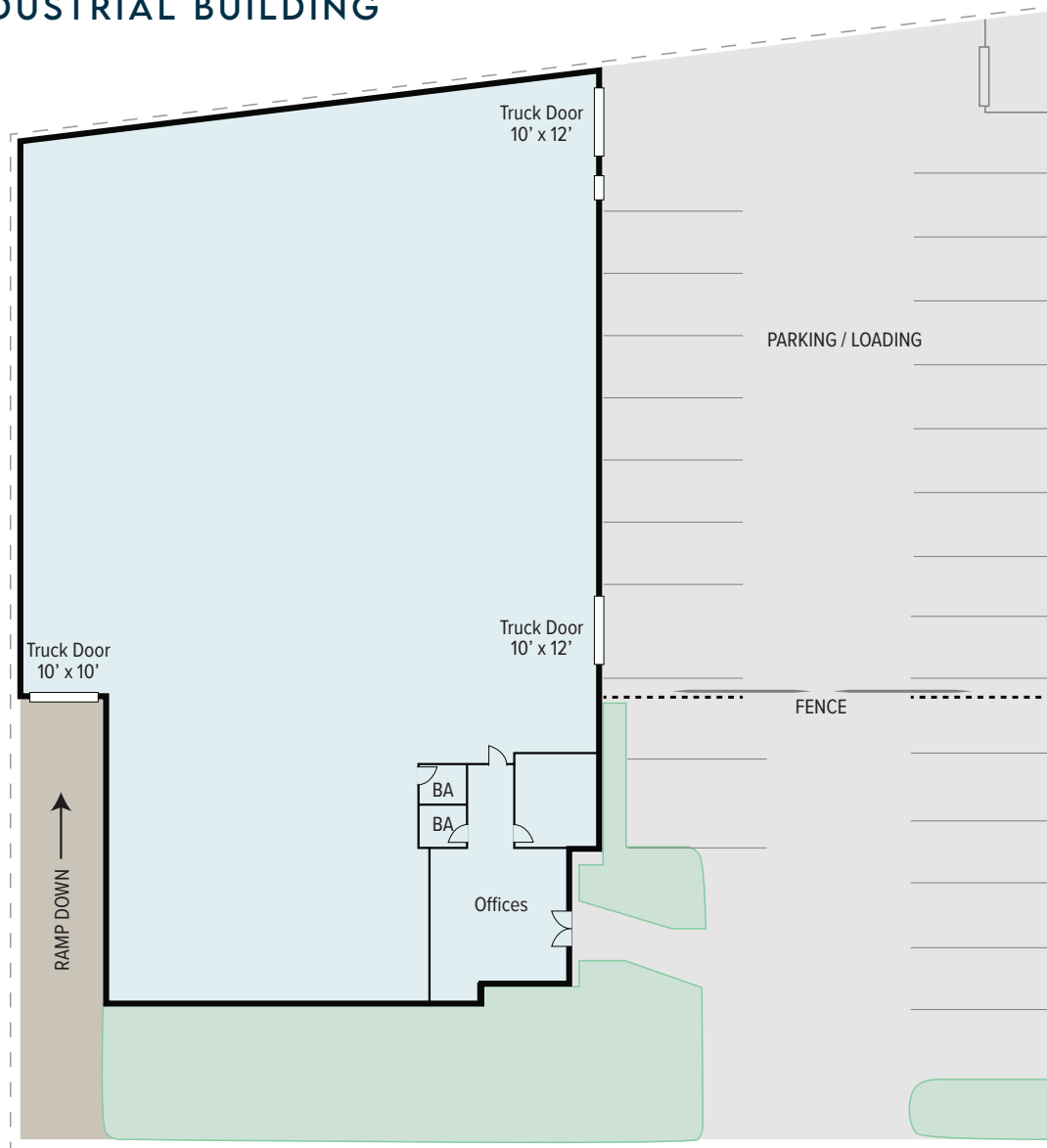


- 950 SF Air Conditioned Office

FOR LEASE

±10,471 SQ. FT.

INDUSTRIAL BUILDING



AVENIDA PADILLA

NOTE: Drawing not to scale. All measurements and sizes are approximate.

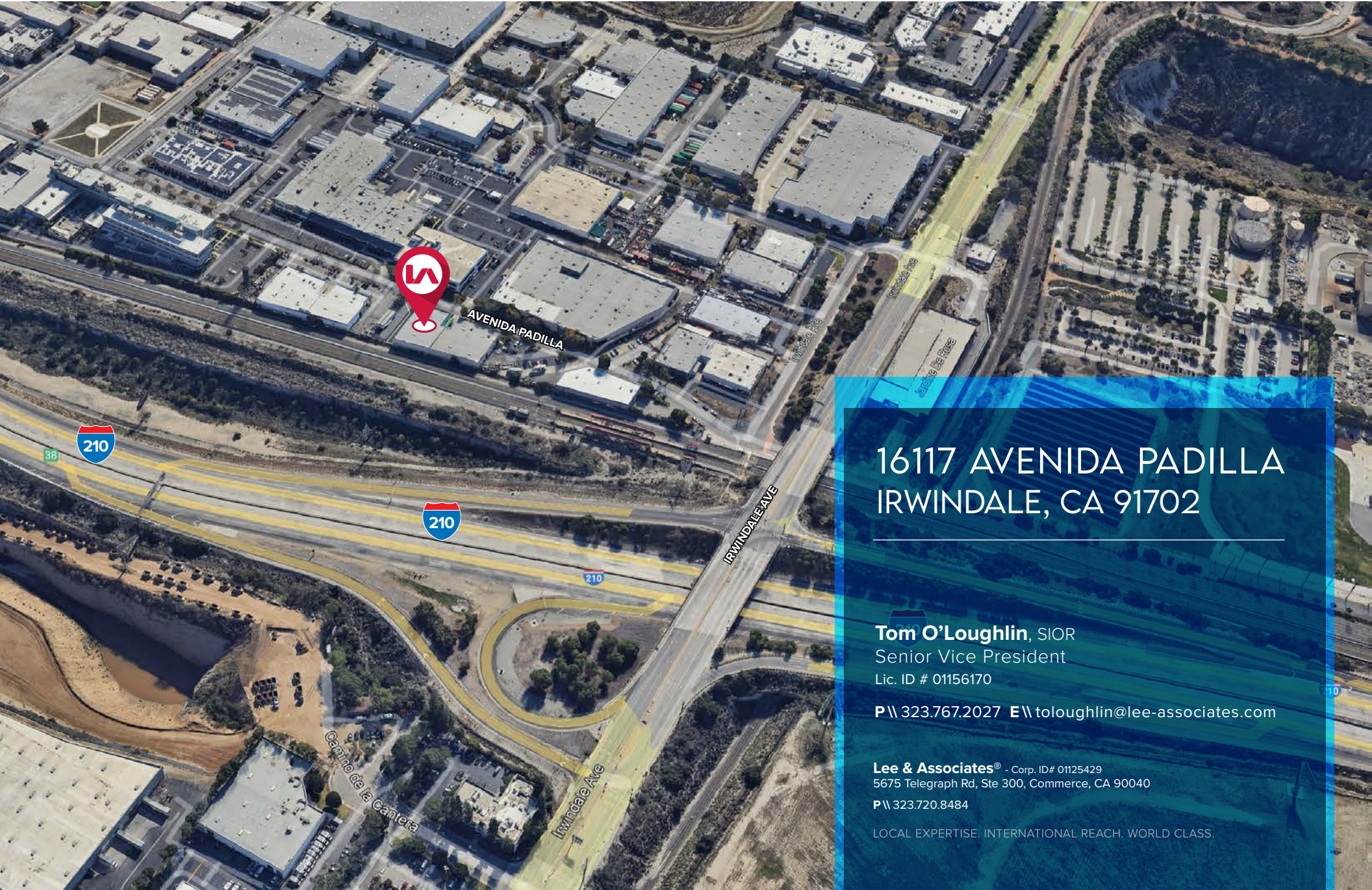
PROPERTY SITE PLAN



FOR LEASE

±10,471 SQ. FT.
INDUSTRIAL BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



1617 AVENIDA PADILLA
IRWINDALE, CA 91702

Tom O'Loughlin, SIOR
Senior Vice President
Lic. ID # 01156170

P \\ 323.767.2027 E \\ toloughlin@lee-associates.com

Lee & Associates® - Corp. ID# 01125429
5675 Telegraph Rd, Ste 300, Commerce, CA 90040
P \\ 323.720.8484

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.