



CLARION PARTNERS

For Lease

Irwindale Business Center 4981
N. Irwindale Avenue, Suite 200
Irwindale, CA 91706



4,075 SFSquare Feet Available

BUILDING HIGHLIGHTS

- 4,075 SF available
- ±1,630 SF Office
- 16' minimum clear height
- .33 GPM / 2,000 SF Calculated Fire System
- 2 Ground-Level Doors
- Fully HVAC Warehouse
- Master Planned Business Park
- 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

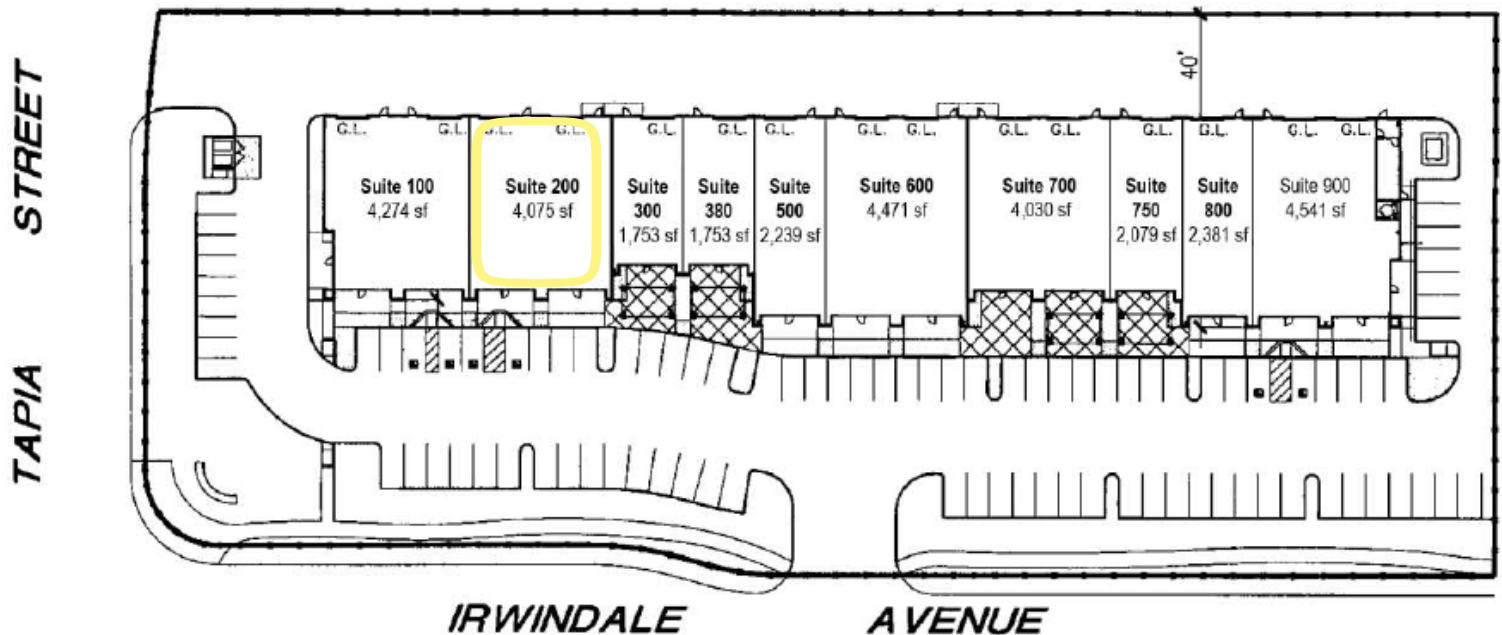


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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

CHRIS TOLLES
EXECUTIVE MANAGING DIRECTOR
CUSHMAN & WAKEFIELD
LIC: 01459899
CHRIS.TOLLES@CUSHWAKE.COM
213.955.5129

MAYA SCHIRN
ASSOCIATE
CUSHMAN & WAKEFIELD
LIC: 02237054
MAYA.SCHIRN@CUSHWAKE.COM
213.236.4931



CLARION PARTNERS

www.clarionpartners.com