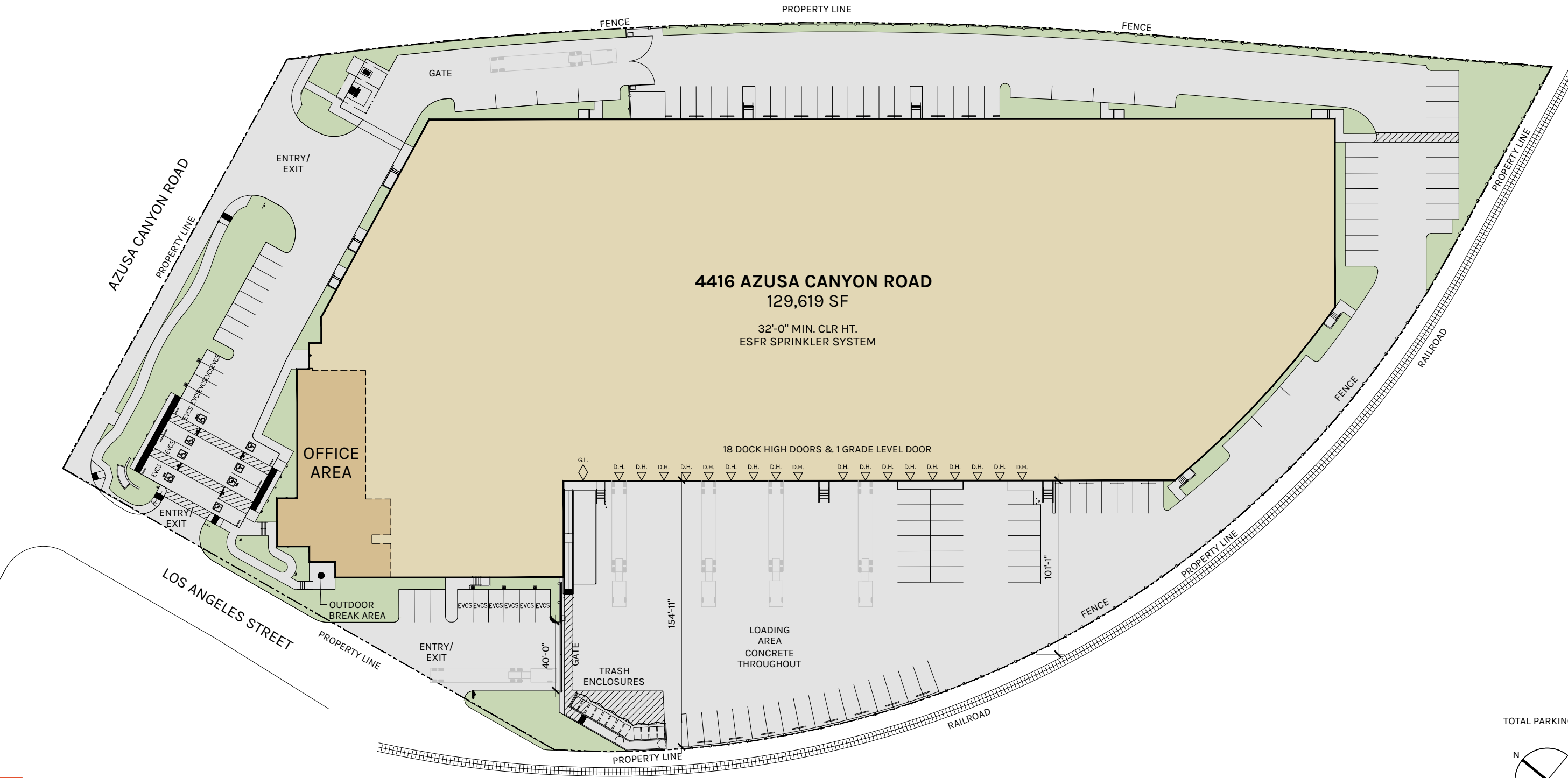
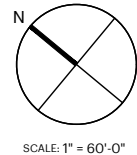
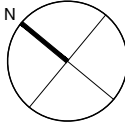
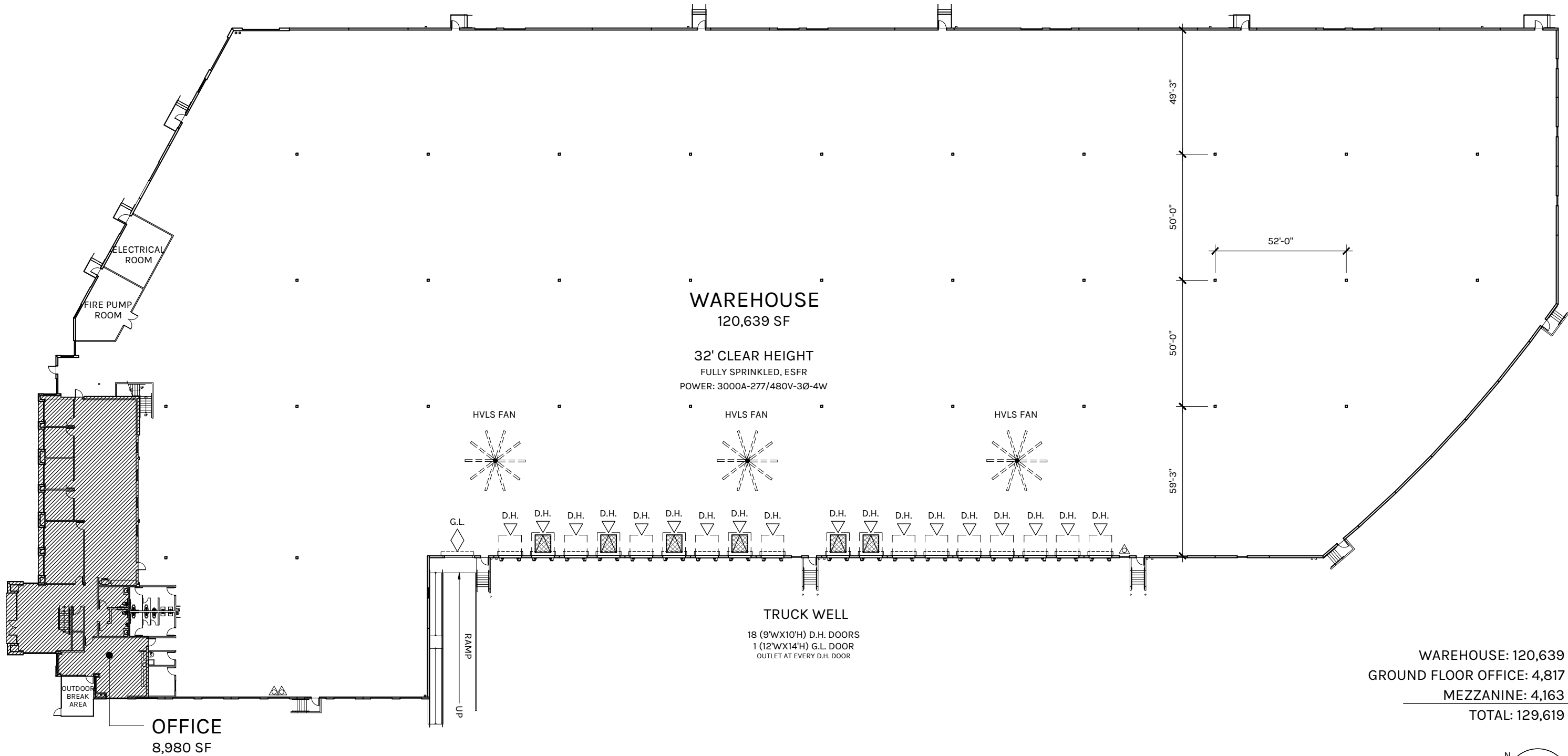




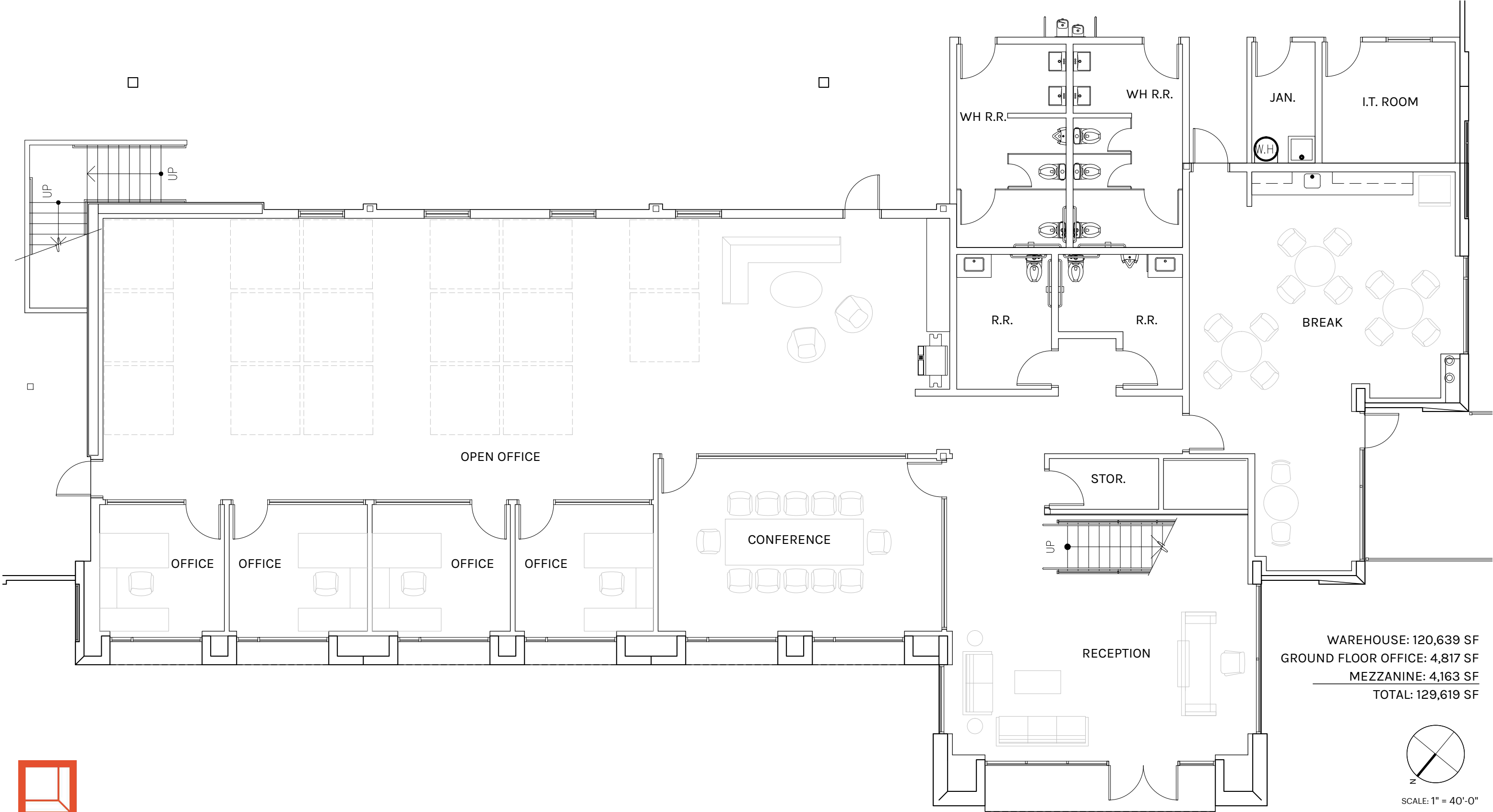
TOTAL PARKING: 119



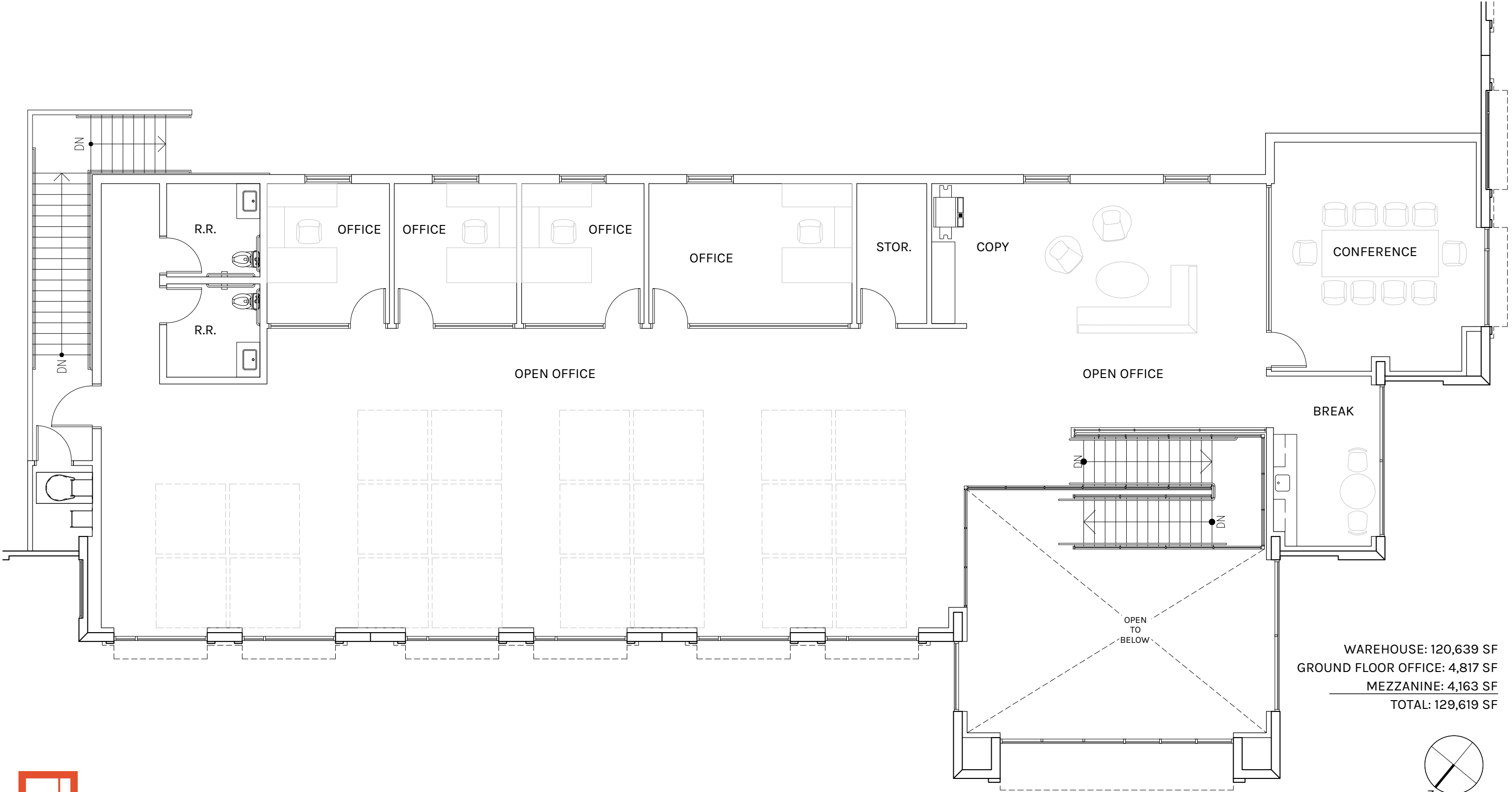


SCALE: 1" = 40'-0"

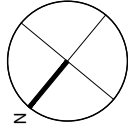
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



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WAREHOUSE: 120,639 SF
GROUND FLOOR OFFICE: 4,817 SF
MEZZANINE: 4,163 SF
TOTAL: 129,619 SF



SCALE: 1" = 40'-0"



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4416 Azusa Canyon Road Irwindale

PROJECT DATA

ADDRESS: 4416 AZUSA CANYON ROAD

IRWINDALE, CA 91706

TOTAL BUILDING SF: 129,619 SF

WAREHOUSE SF: 120,639 SF

OFFICE SF: 8,980 SF

GROUND FLOOR OFFICE: 4,817 SF

MEZZANINE OFFICE: 4,163 SF

ZONING: M1 (LIGHT MANUFACTURING)

LAND ACRES/ SF: 5.89 AC / 256,664 SF

ELECTRICAL: 3000 AMP CAPACITY

GAS: STUBBED TO BUILDING FOR FUTURE

TRAILER PARKING: 6 AND 12'X50'

TOTAL AUTO PARKING REQUIRED: 116

TOTAL AUTO PARKING PROVIDED: 119

EV AUTO CHARGING STALLS: 13 SPACES

FUTURE EV STALLS: 25 SPACES

(INFRASTRUCTURE IN PLACE FOR FUTURE EV CONVERSION)

FIRE PROTECTION: ESFR K17

CLEAR HEIGHT: 32 FT.

WAREHOUSE SLAB: 6" THICK, 4,000 PSI

DOCK HIGH DOORS: 18

GRADE LEVEL DOORS: 1

D.H. POSITIONS: 18 (6 PIT LEVELERS)

G.L. POSITIONS: 1

LEED/ESG FEATURES: LEED SILVER

- HVLS FANS
- TOUCHLESS PLUMBING FIXTURES
- ELECTRICAL OUTLETS AT EACH D.H. DOOR
- NEGATIVE ION GENERATORS & UV LIGHTS ON OFFICE HVAC SYSTEM
- THERMOSTATS & TIMERS ON WAREHOUSE EXHAUST FANS FOR NIGHT FLUSHING OF WAREHOUSE
- LED LIGHTING THROUGHOUT WITH OCCUPANCY & MOTION SENSORS
- WATER BOTTLE FILLING STATION
- TPO ROOFING w/ HIGH SOLAR REFLECTIVITY VALUE
- 100% SITE PAVING AND CONCRETE
- NATIVE DROUGHT TOLERANT LANDSCAPE ALL ON DRIP SYSTEM
- 100% OF EXISTING BUILDING MATERIALS TO BE RECYCLED AND USED IN NEW CONSTRUCTION
- SECURED PRIVATE YARD



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