

LEED SILVER DESIGN
18 DOCK DOORS
SECURED, CONCRETE YARD



129,619 SF AVAILABLE FOR LEASE

4416 AZUSA CANYON ROAD | IRWINDALE, CA 91706

ESTIMATED COMPLETION Q2 2025

WAREHOUSE DISTRIBUTION FACILITY



**Rexford
Industrial**



**CUSHMAN &
WAKEFIELD**

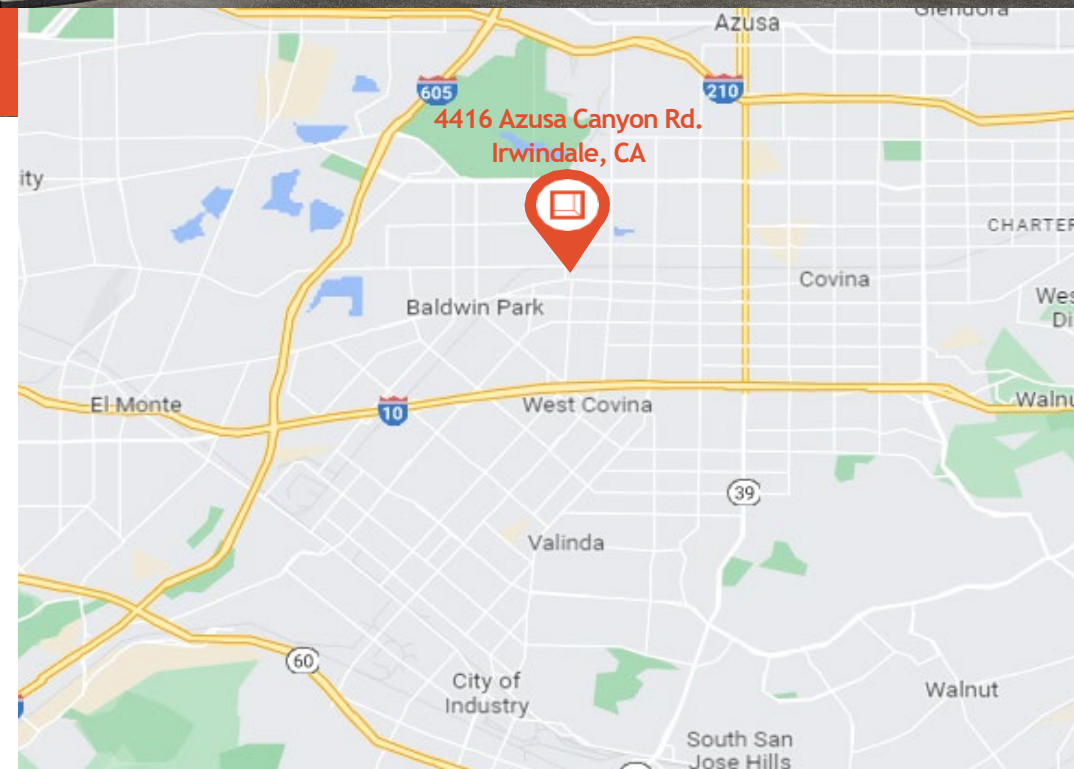
FOR LEASE

4416 AZUSA CANYON RD



PROPERTY HIGHLIGHTS

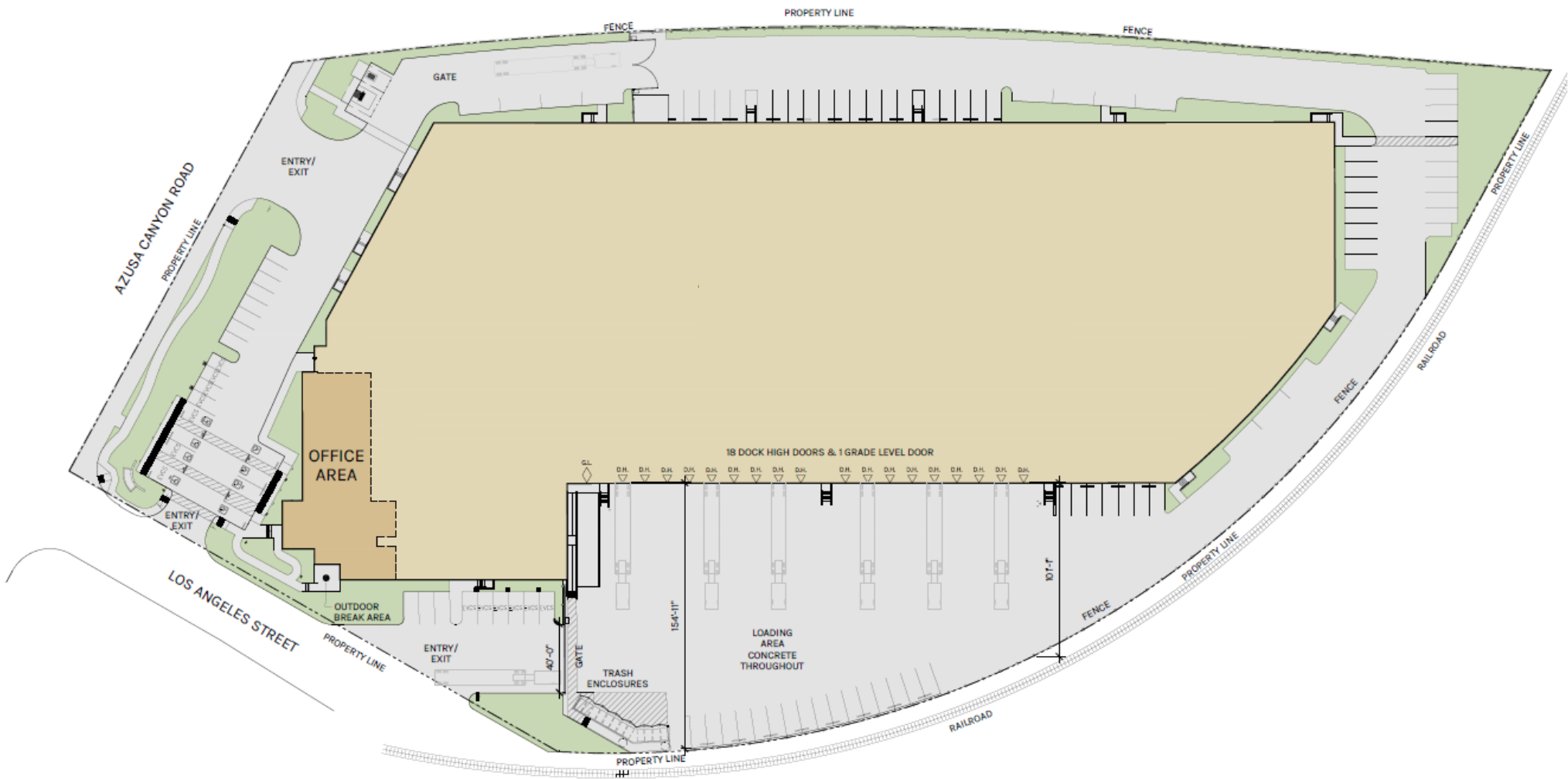
- ±129,619 SF Industrial Warehouse Situated on ±5.89 Acres
- ±8,980 SF Office Space with Two Story Lobby
- 32' Clear Height (at First Column)
- 18 Dock High Doors (6 mechanical 35K lbs. Pit Levelers)
- 1 Ground Level Door
- Skylights & LED Lighting
- 3,000 Amps (480/277v)
- ESFR Sprinkler System (K-25)
- Fully Secured and Paved Yard
- Solar & EV Charging Stations
- Close Proximity to (605),(10),(210) freeways
- Constructed to LEED Silver Standards



AERIAL RENDERING

4416 AZUSA CANYON RD



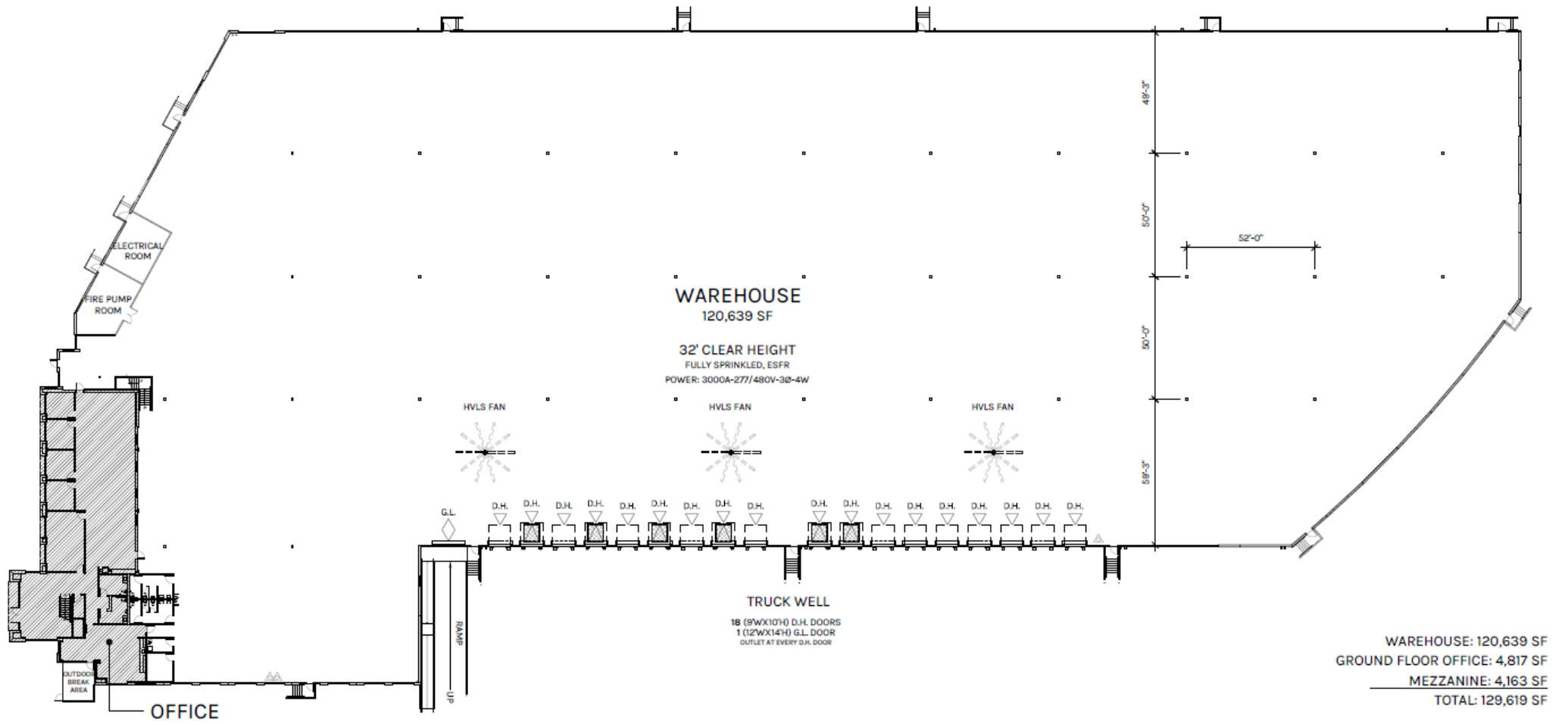


WAREHOUSE
120,639 SF

OFFICE
8,980 SF

TOTAL
129,619 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.



WAREHOUSE
120,639 SF

OFFICE
8,980 SF

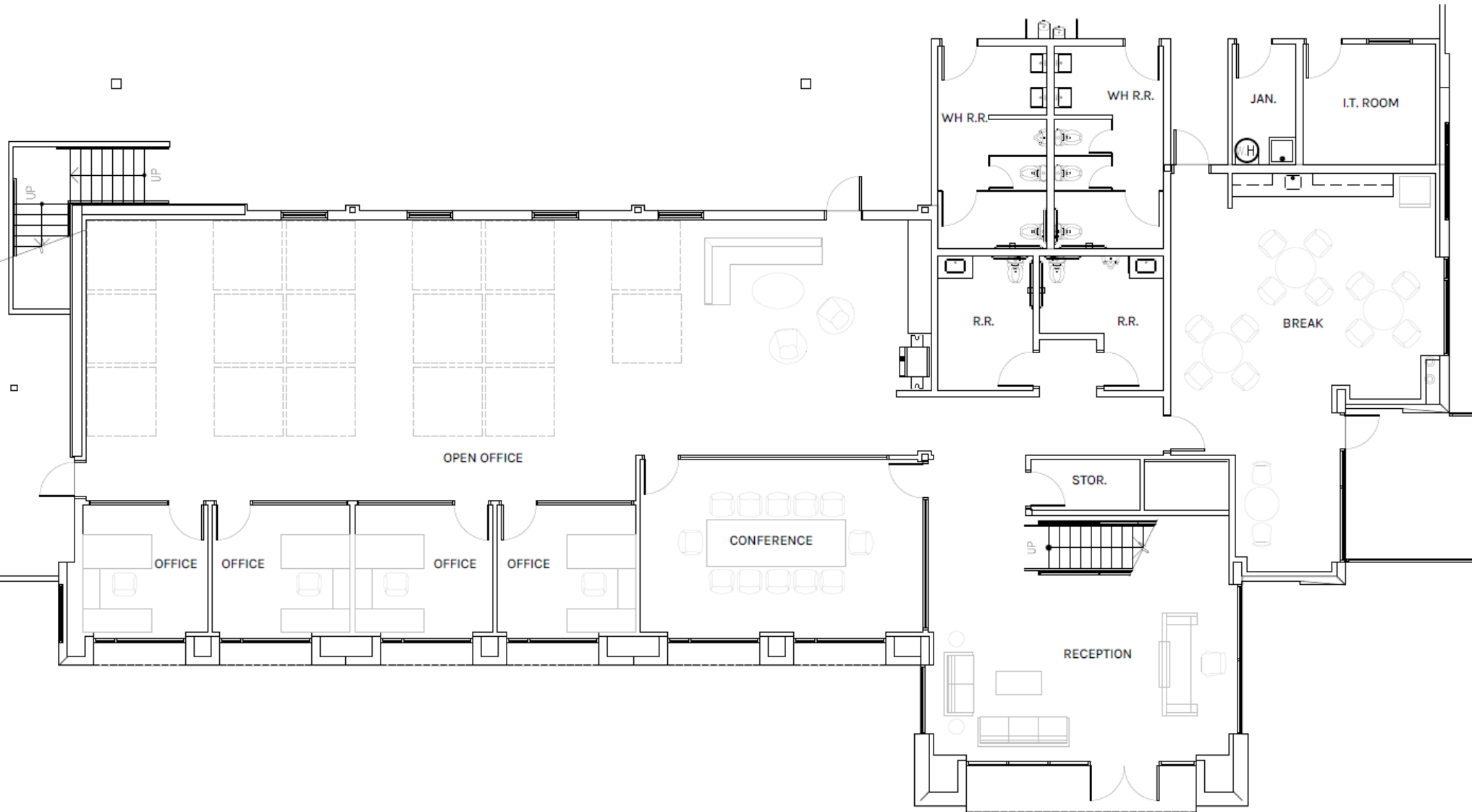
TOTAL
129,619 SF

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.



FIRST FLOOR OFFICE PLAN

4416 AZUSA CANYON RD

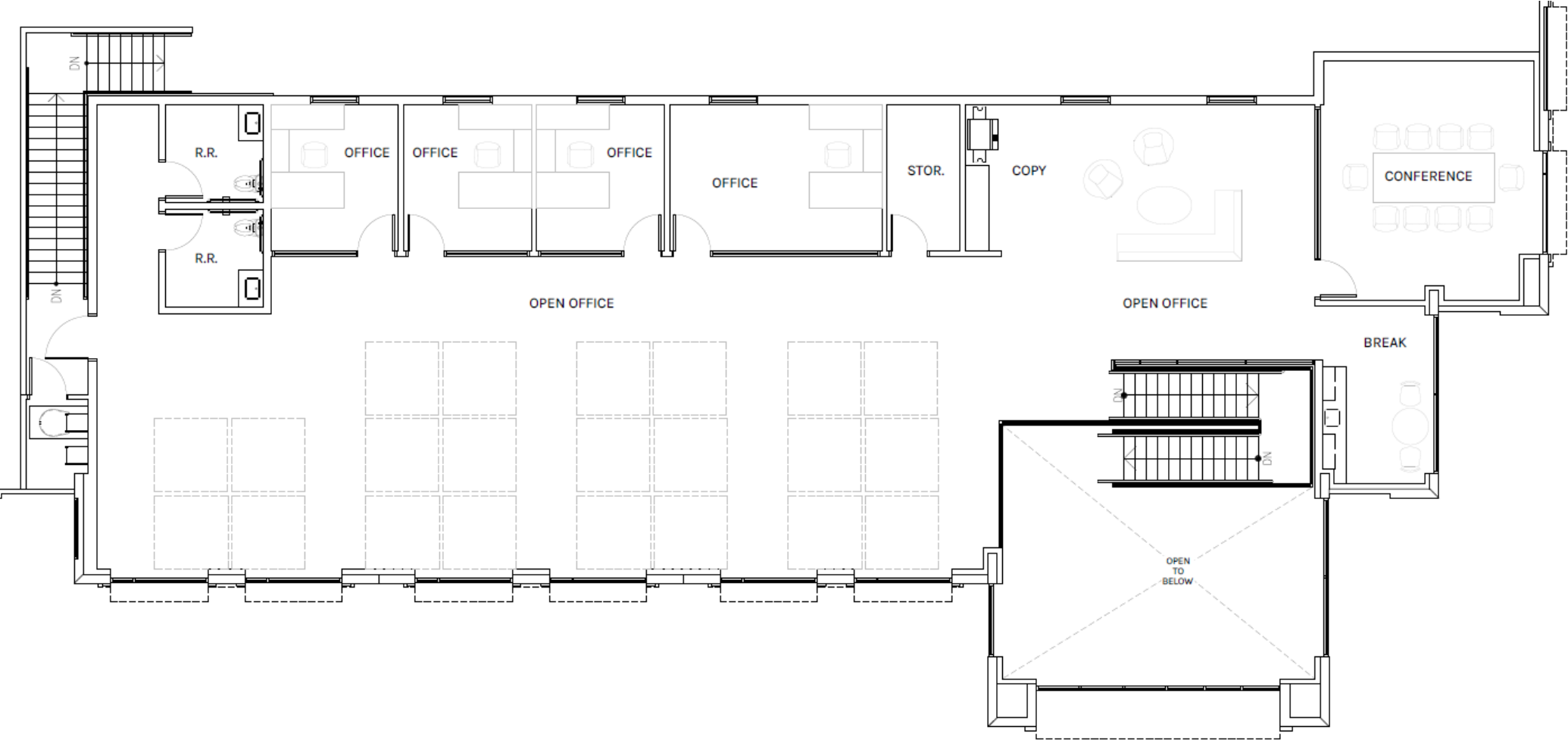


WAREHOUSE
120,639 SF

OFFICE
8,980 SF

TOTAL
129,619 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.



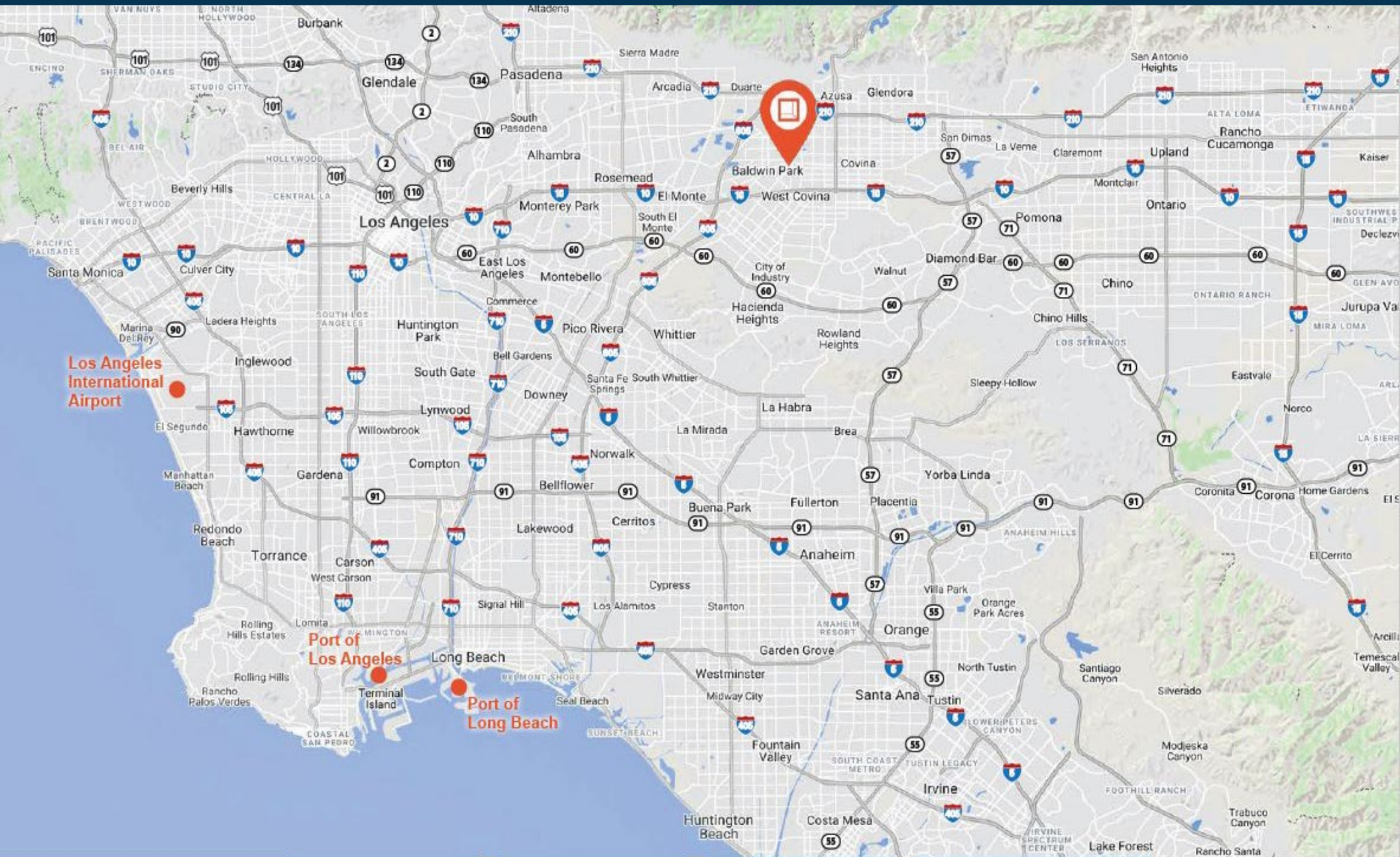
WAREHOUSE
120,639 SF

OFFICE
8,980 SF

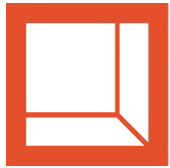
TOTAL
129,619 SF

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.

4416 AZUSA CANYON RD



**Immediate
Access**
to I-605, I-210, I-10



**Rexford
Industrial**

LEASING CONTACTS

CHRIS TOLLES

Executive Managing Director
213.955.5129
chris.tolles@cushwake.com
LIC # 01459899

PHIL LOMBARDO

Executive Vice Chairman
909.942.4678
phil.lombardo@cushwake.com
LIC # 00892477

ROBIN DODSON

Executive Managing Director
213.955.6460
robin.dodson@cushwake.com
LIC # 00956329

ERIK LARSON

Executive Managing Director
213.955.5126
erik.larson@cushwake.com
LIC # 01213790

