



46,078 SF AVAILABLE FOR LEASE

CLASS A INDUSTRIAL SPACE

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



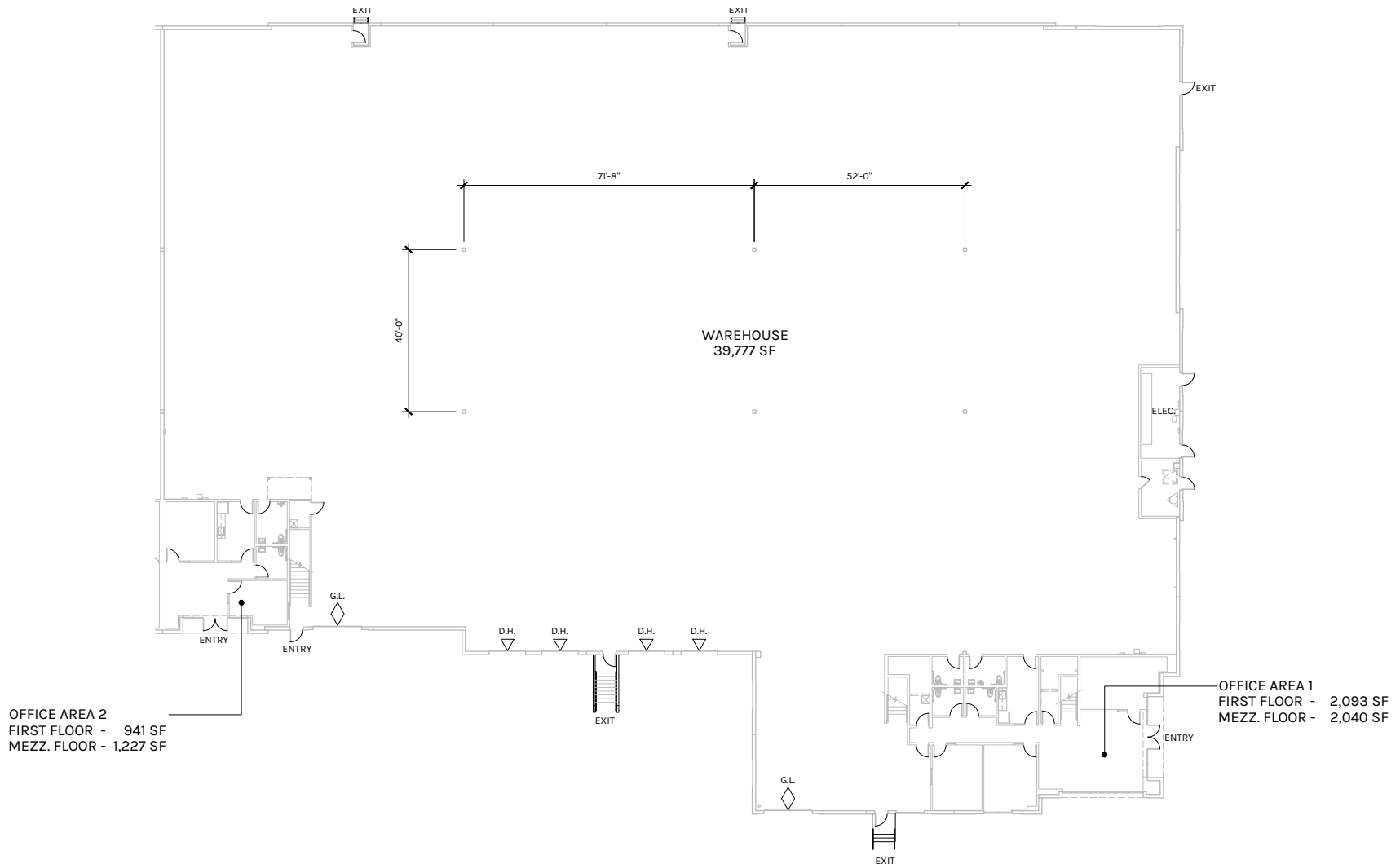
PROPERTY HIGHLIGHTS

- Located in Irwindale Canyon Business Park with access to 210/605/10 Freeways
- $\pm 46,078$ SF available of a larger $\pm 87,421$ SF industrial building with $\pm 6,301$ SF office space including $\pm 3,267$ SF finished mezzanine
- 28' minimum ceiling clearance in warehouse
- Four (4) dock high doors
- Two (2) ground level doors
- 181' all concrete truck court
- ESFR sprinklers
- Azusa Canyon Road street frontage



FLOOR PLAN

4832-4850 AZUSA CANYON RD | IRWINDALE, CA

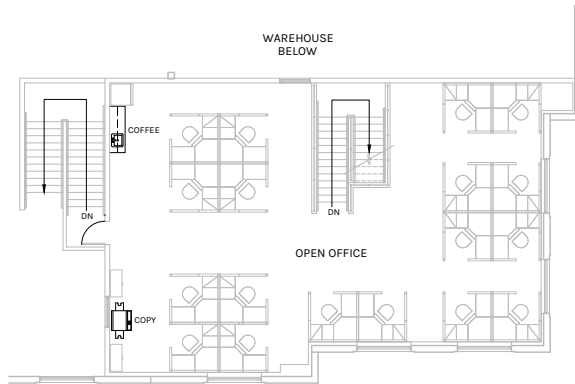


WAREHOUSE
39,777 SF

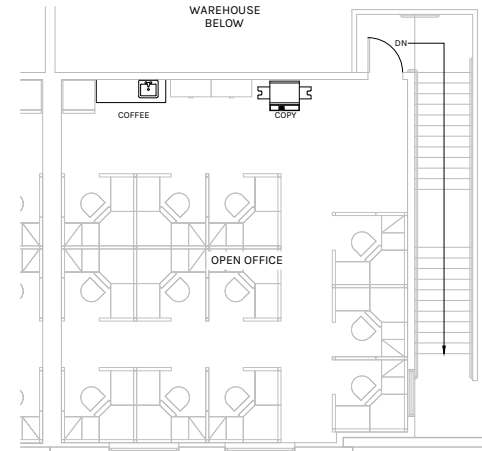
OFFICE
6,301 SF

TOTAL
46,078 SF

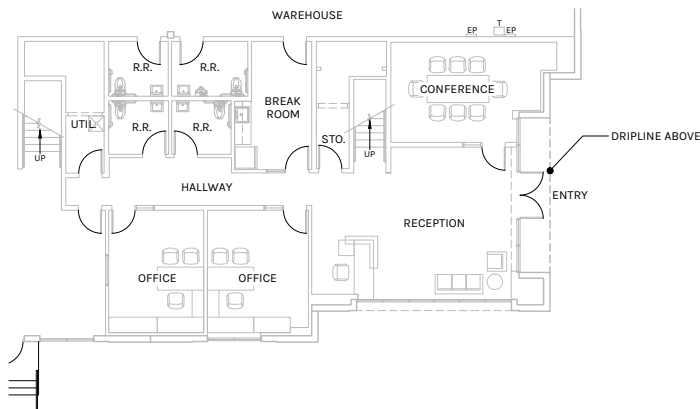
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



② OFFICE 1 - MEZZANINE FLOOR PLAN
1/16" = 1'-0"

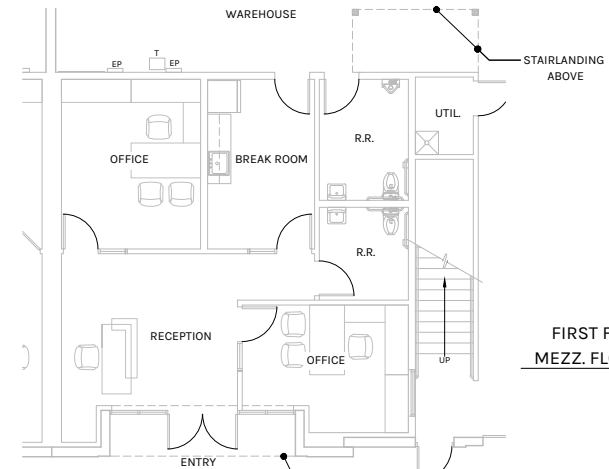


② OFFICE 2 - MEZZANINE FLOOR PLAN
3/32" = 1'-0"



FIRST FLOOR OFFICE: 2,093 SF
MEZZ. FLOOR OFFICE: 2,040 SF
TOTAL: 4,133 SF

① OFFICE 1 - FIRST FLOOR PLAN
1/16" = 1'-0"



FIRST FLOOR OFFICE: 941 SF
MEZZ. FLOOR OFFICE: 1,227 SF
TOTAL: 2,168 SF

① OFFICE 2 - FIRST FLOOR PLAN
3/32" = 1'-0"

WAREHOUSE
39,777 SF

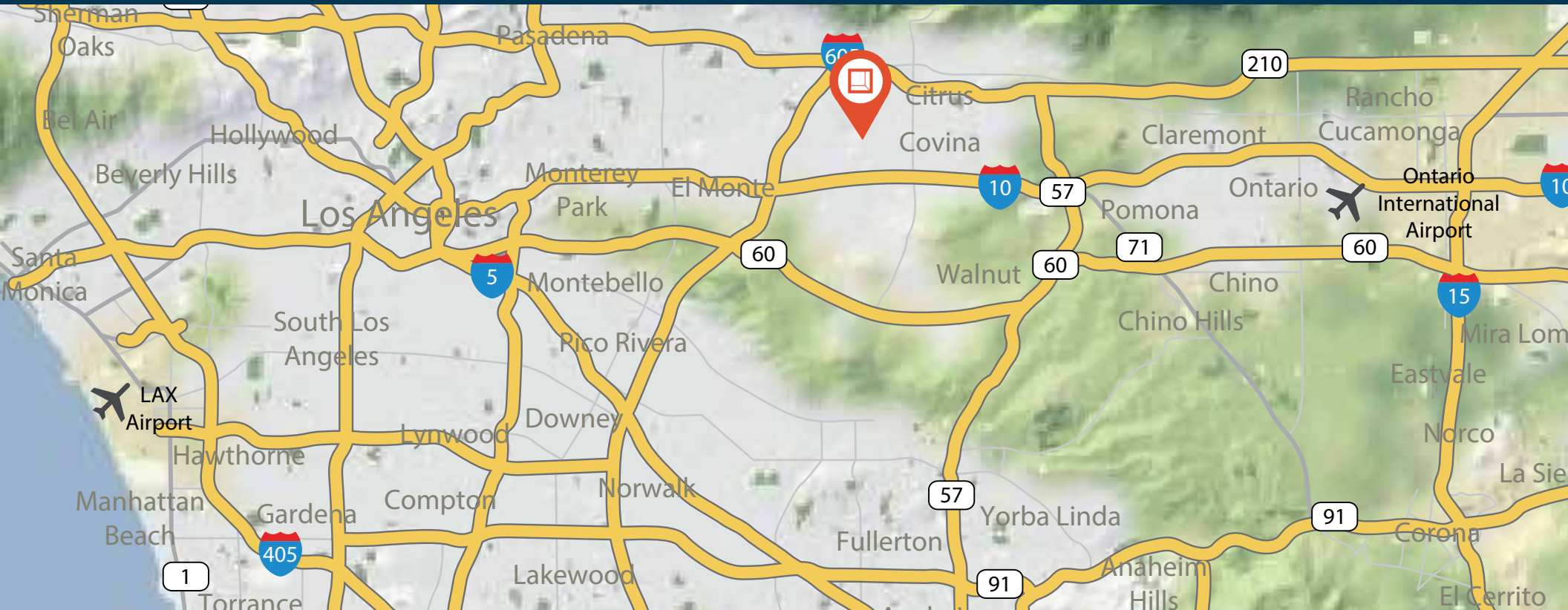
OFFICE
6,301 SF

TOTAL
46,078 SF

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LOCATION

4832-4850 AZUSA CANYON RD | IRWINDALE, CA



2.7 Miles
to I-605 Freeway

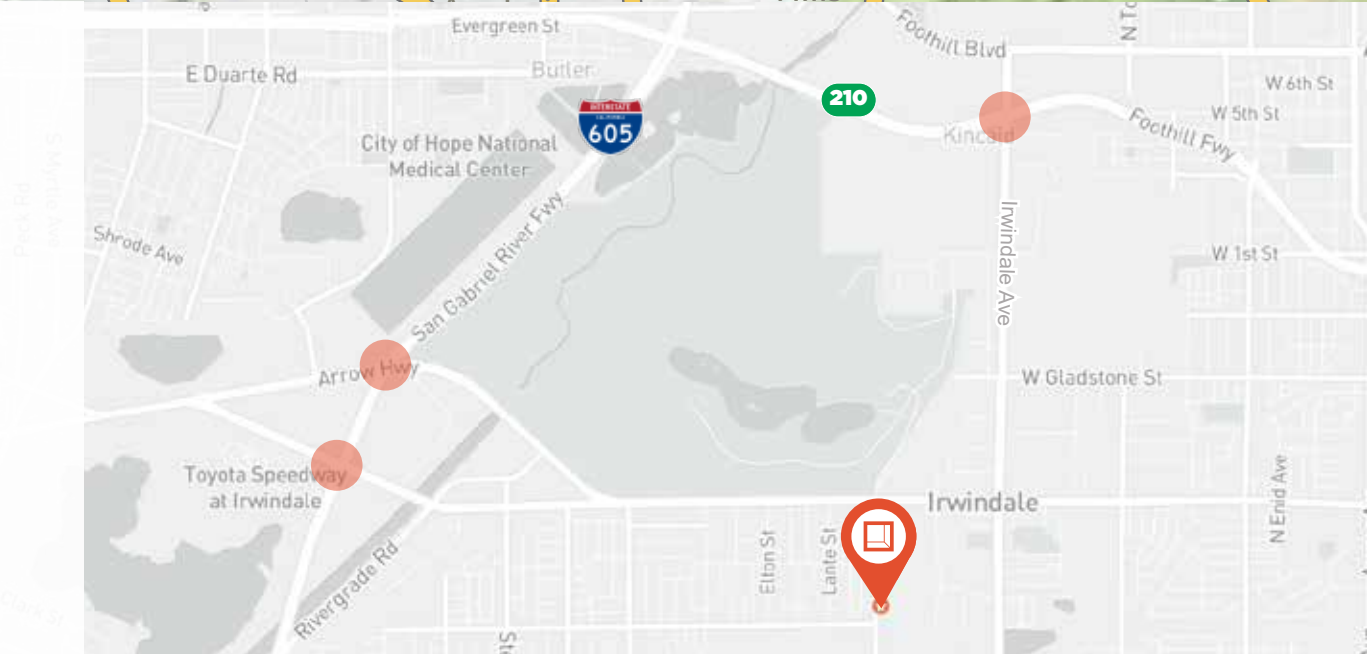
2.8 Miles
to I-210 Freeway

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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