

Available SF 8,000 SF

Industrial For Lease

Building Size 8,000 SF



**Address:** 352 S Irwindale Ave, Azusa, CA 91702

**Cross Streets:** S Irwindale Ave/W Gladstone St

Great Manufacturing or Warehousing Facility Completely Refurbished  
 Heavy Power via Multiple Electrical Services Well Distributed  
 Private Fenced Paved Yard with Two Entrances  
 Good Loading Options via Four (4) Grade Level Doors  
 Corner Location with Major Street Frontage and Good Access to the 210 Freeway Ramps

<b>Lease Rate/Mo:</b>	\$10,960	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	826 SF / 1
<b>Lease Rate/SF:</b>	\$1.37	<b>Clear Height:</b>	12'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	4 / 20'x10'; 12'x9'; 12'x10'; 12'x10'	<b>Office HVAC:</b>	None
<b>Available SF:</b>	8,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	8,000 SF	<b>A: 600 V: 240 O: 3 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.30 Ac / 13,000 SF	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years w/Periodic COLAs	<b>Const Status/Year Blt:</b>	Existing / 1956	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	01/01/2023
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 12 / Ratio: 1.5:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$13,994 / 2022	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	210 Corridor
<b>Zoning:</b>	DW			<b>APN#:</b>	8615008015