

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

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

Listing Company: Dorin Realty Company

Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 33267096

Listing Date: 12/15/2022

FTCF: CB250N000S000

Notes: Electrical svcs as follows 1) 400 amps, 240 volts, 3 phase 2) 225 amps, 240 volts 3 phase 3) 200 amps, 240 volts, 1 phase. All details must be verified. Zoning: DW (Westside Industrial).

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