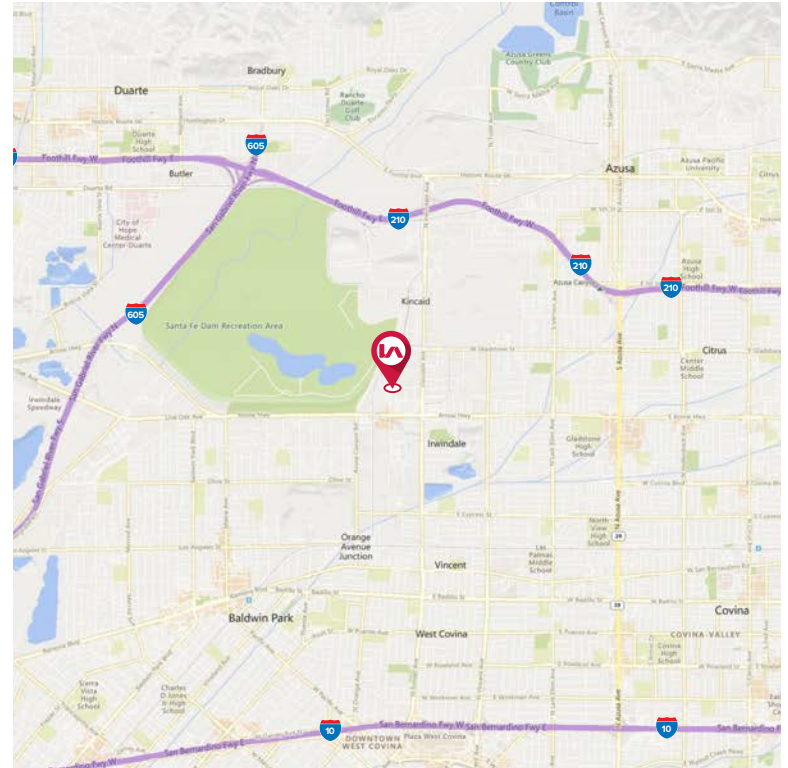




**PROPERTY HIGHLIGHTS**

- ±7,085 Sq. Ft. Freestanding Building
- ±15,601 Sq. Ft. of Land
- One (1) Ground-Level Door
- Private Parking Lot
- 16' Minimum Height Clearance
- ±2,360 SF Office | Newly Remodeled
- Excellent Irwindale Location
- Easy Access to 210, 10, and 605 Freeways



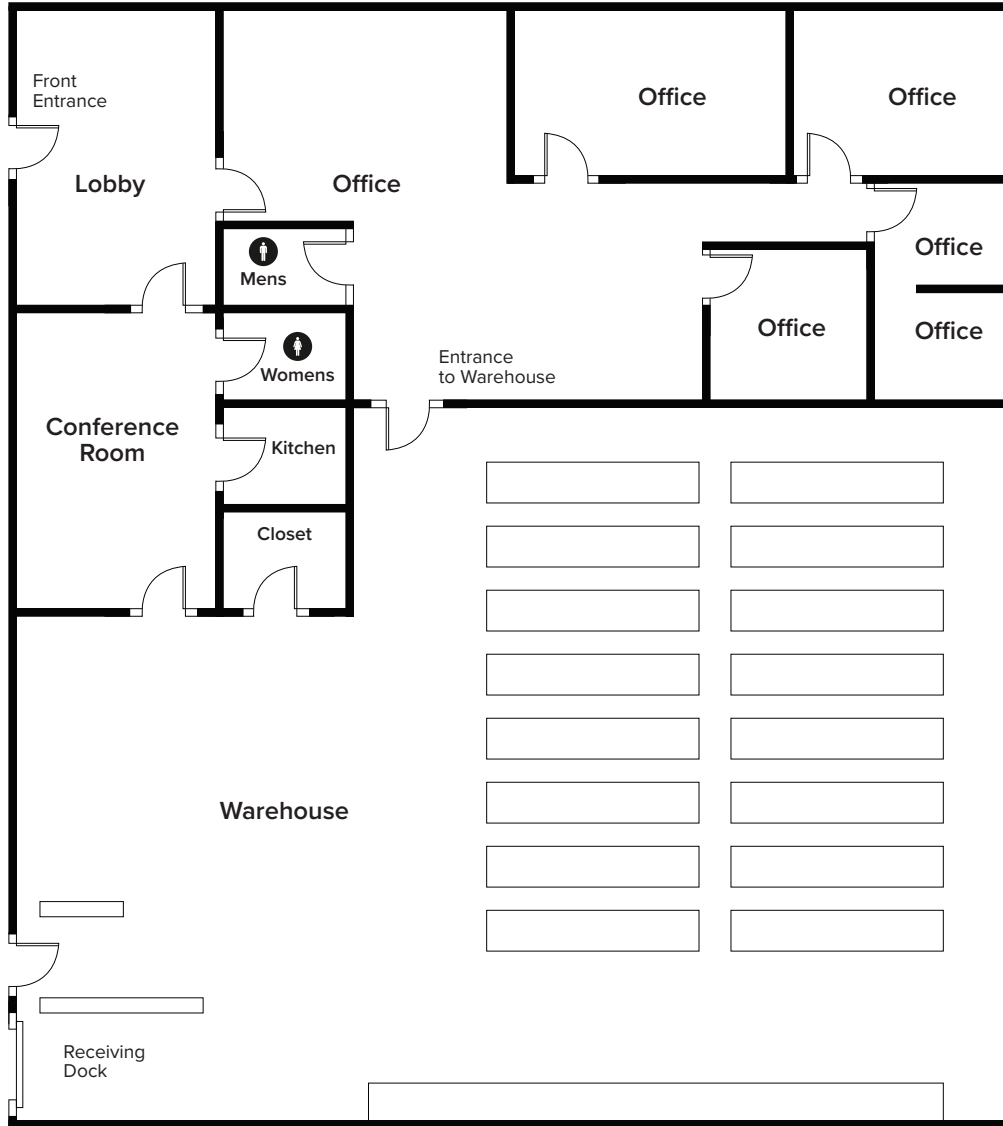
For More Information, Please Contact:

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## PROPERTY SITE-PLAN

■ Scale not Exact



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