

FOR LEASE ±10,952 SF INDUSTRIAL BUILDING



16135 AVENIDA PADILLA | IRWINDALE, CA 91702



±10,952 SF | INDUSTRIAL BUILDING FOR LEASE



1 Dock High & 1 Ground Level Loading Door



Freeway Frontage



Fenced Yard



Clean Industrial Building



Walking Distance to Gold Line Metro System



Great Freeway Access



Right off the 210 and 605 Interchange

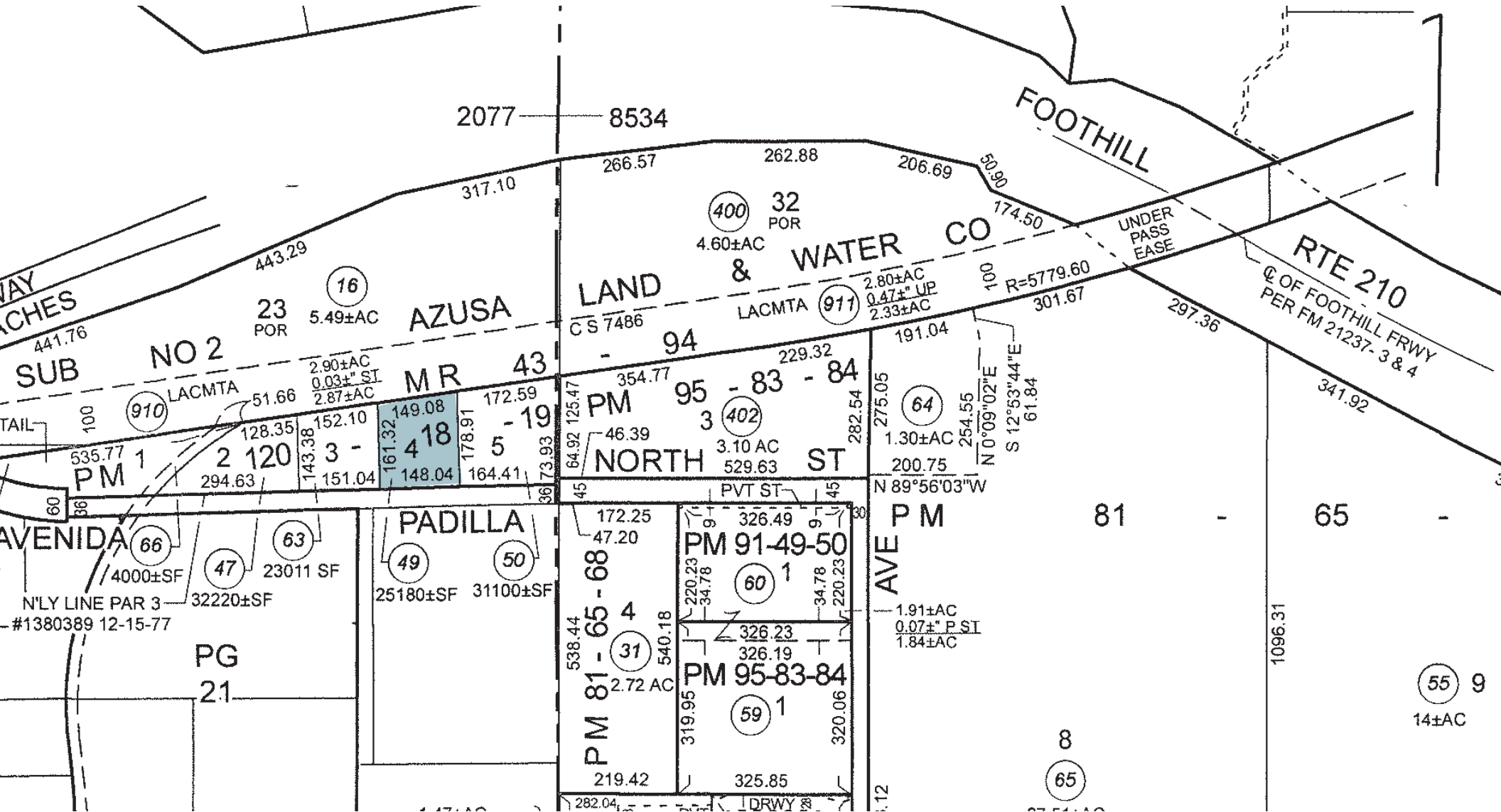


Beautiful Stand Alone Building

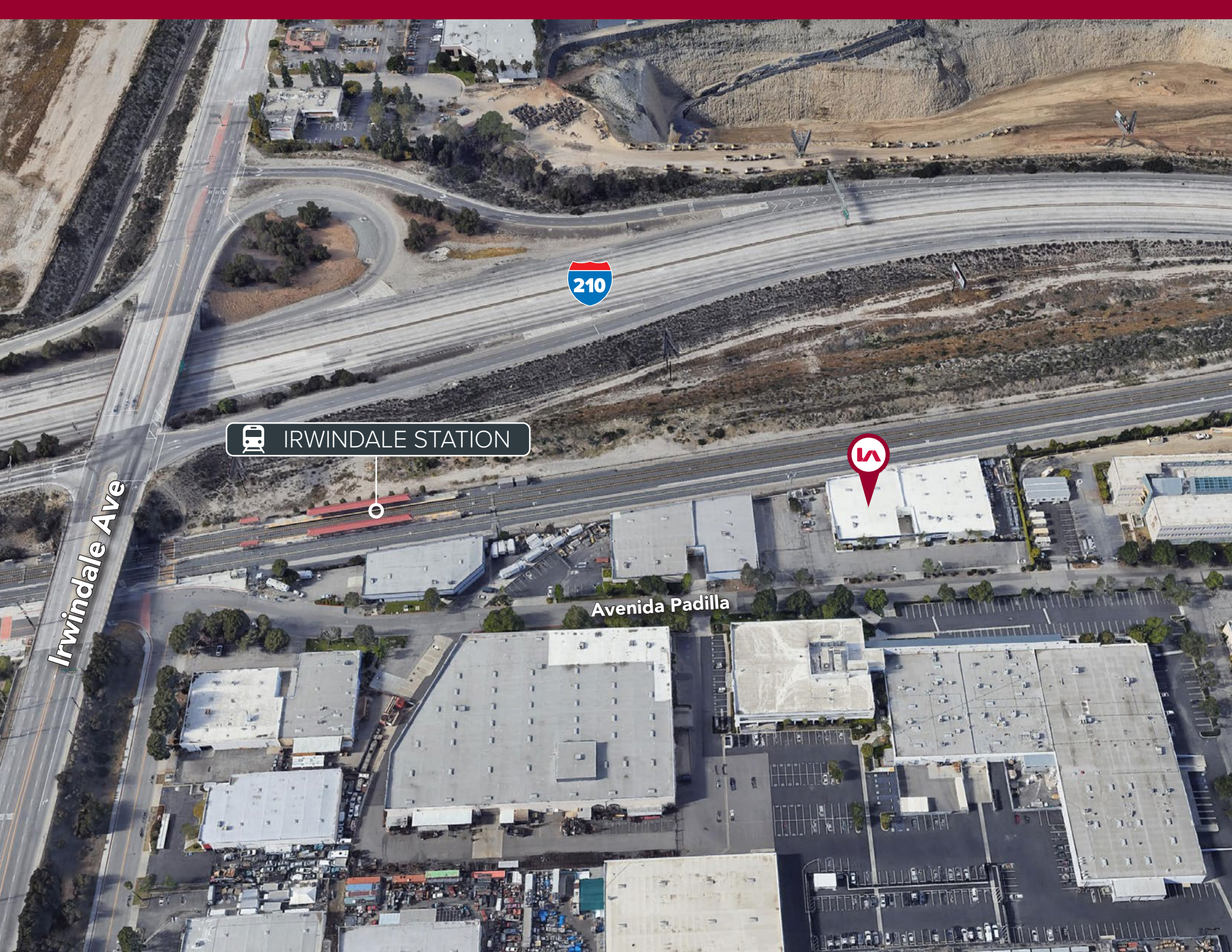


Avenida Padilla

±10,952 SF | INDUSTRIAL BUILDING FOR LEASE



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SHEET

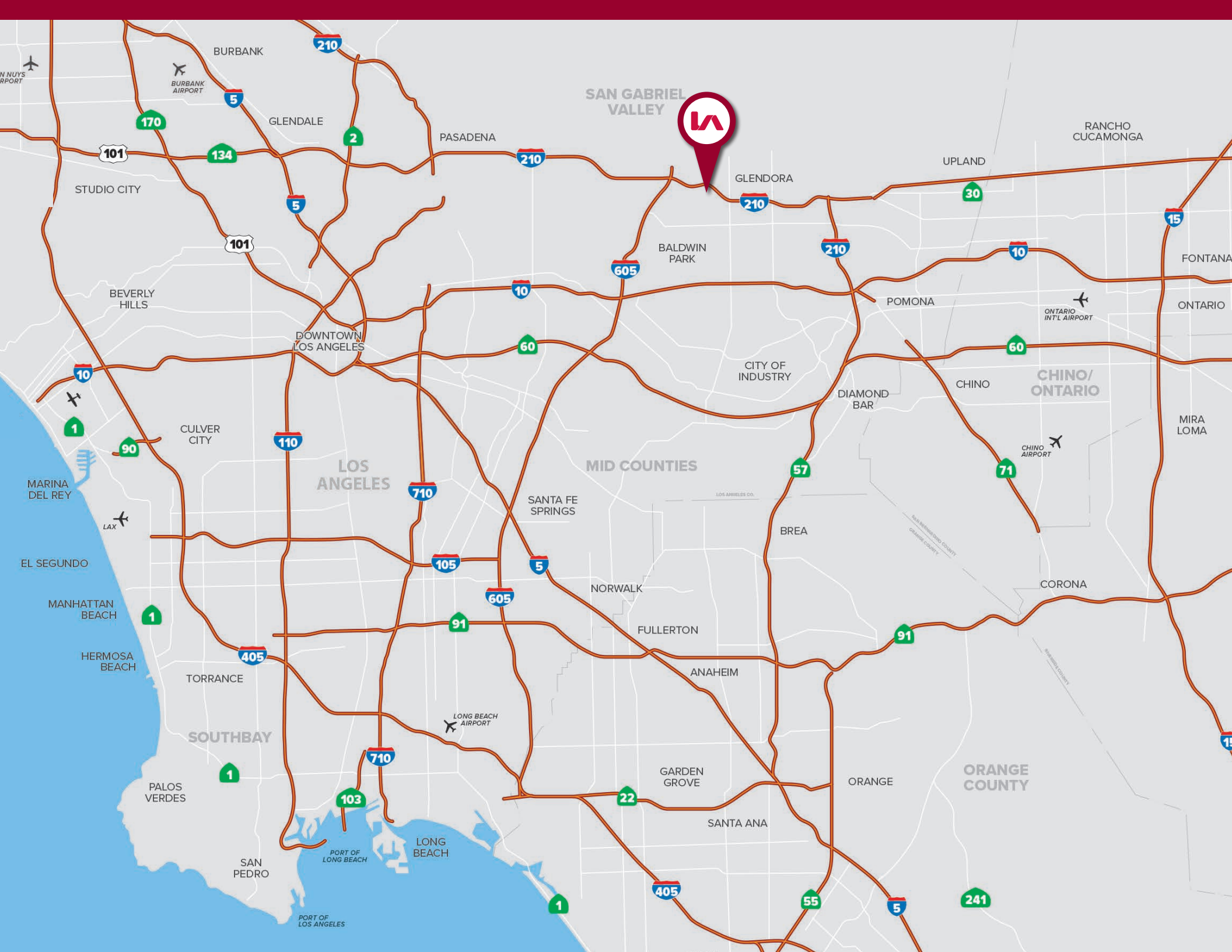


 IRWINDALE STATION



Irwindale Ave

Avenida Padilla



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Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

