

# 4416 Azusa Canyon New Development



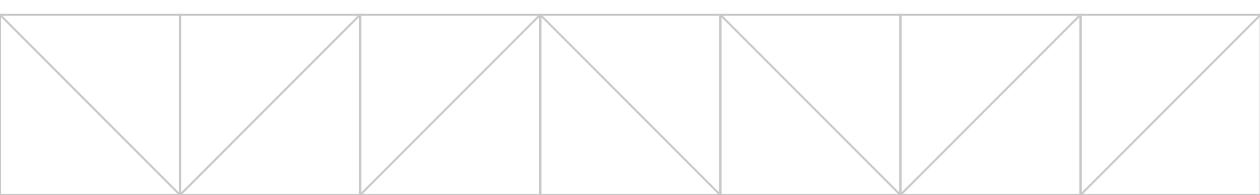
Existing Conditions

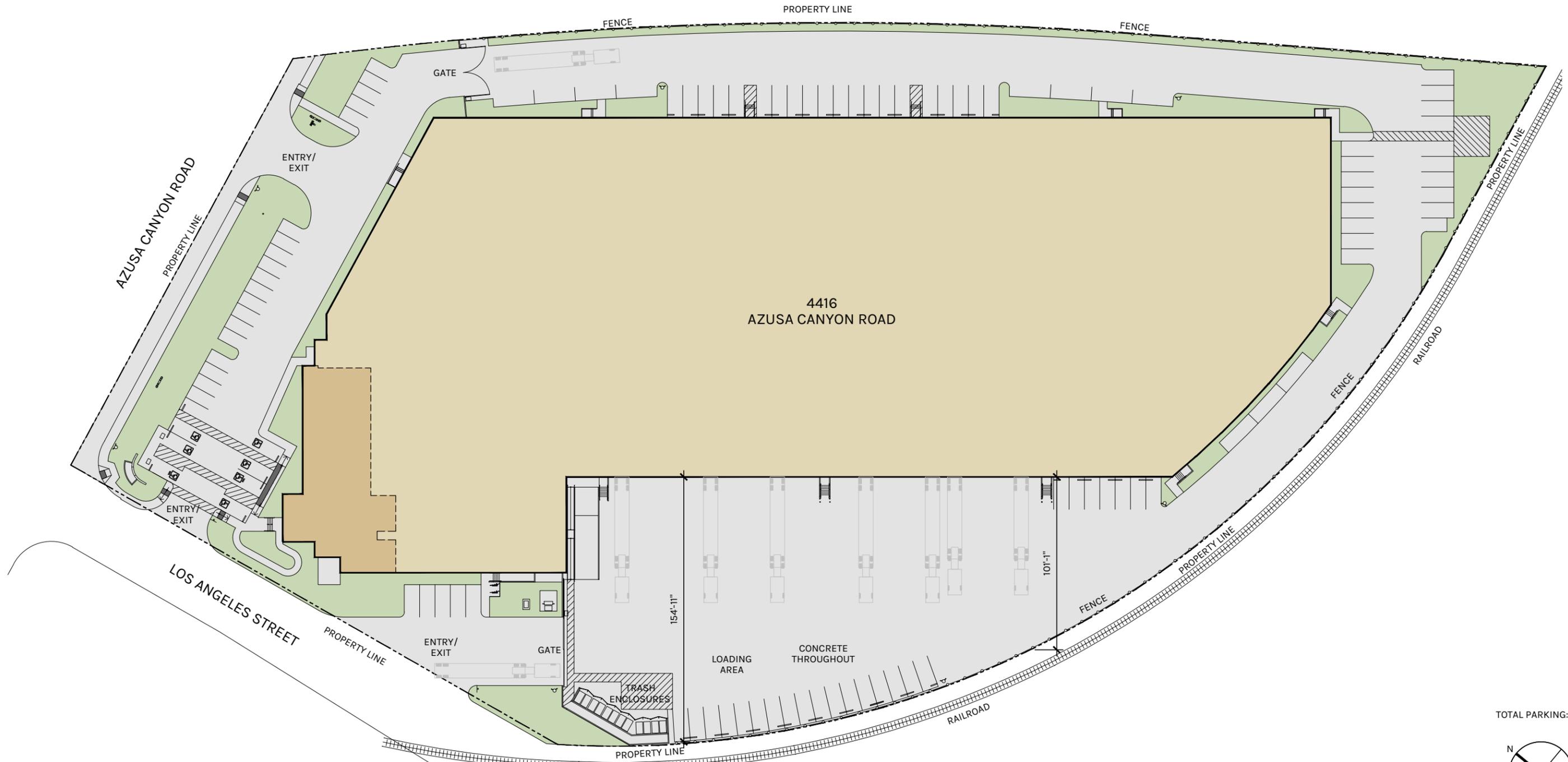


Proposed Elevations

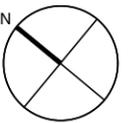
## The Project:

- New 129,875 SF modern Industrial building with comprehensive coordination with the City of Irwindale Planning Department.
- Replacing outdated building built in 1956 & vacant since 2020
- Proposed LEED Silver certification to accommodate a more environmentally friendly building.
- Located on 5.5 Acre Site, building provides 103,671 SF of warehouse, 4,825 SF of ground floor office, and 4,324 SF of mezzanine office.
- 23 dock high loading doors, 2 grade level doors, 2 loading spaces, 92 parking stalls, and 27,634 SF of landscape.
- Extensive use of glass at the office areas provides natural light and compliments the cool design palette of exterior.
- The use of accent colors, reveal lines, and varying roof heights offer an aesthetically pleasing view from Azusa Canyon.
- Securely fenced at property line.





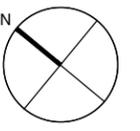
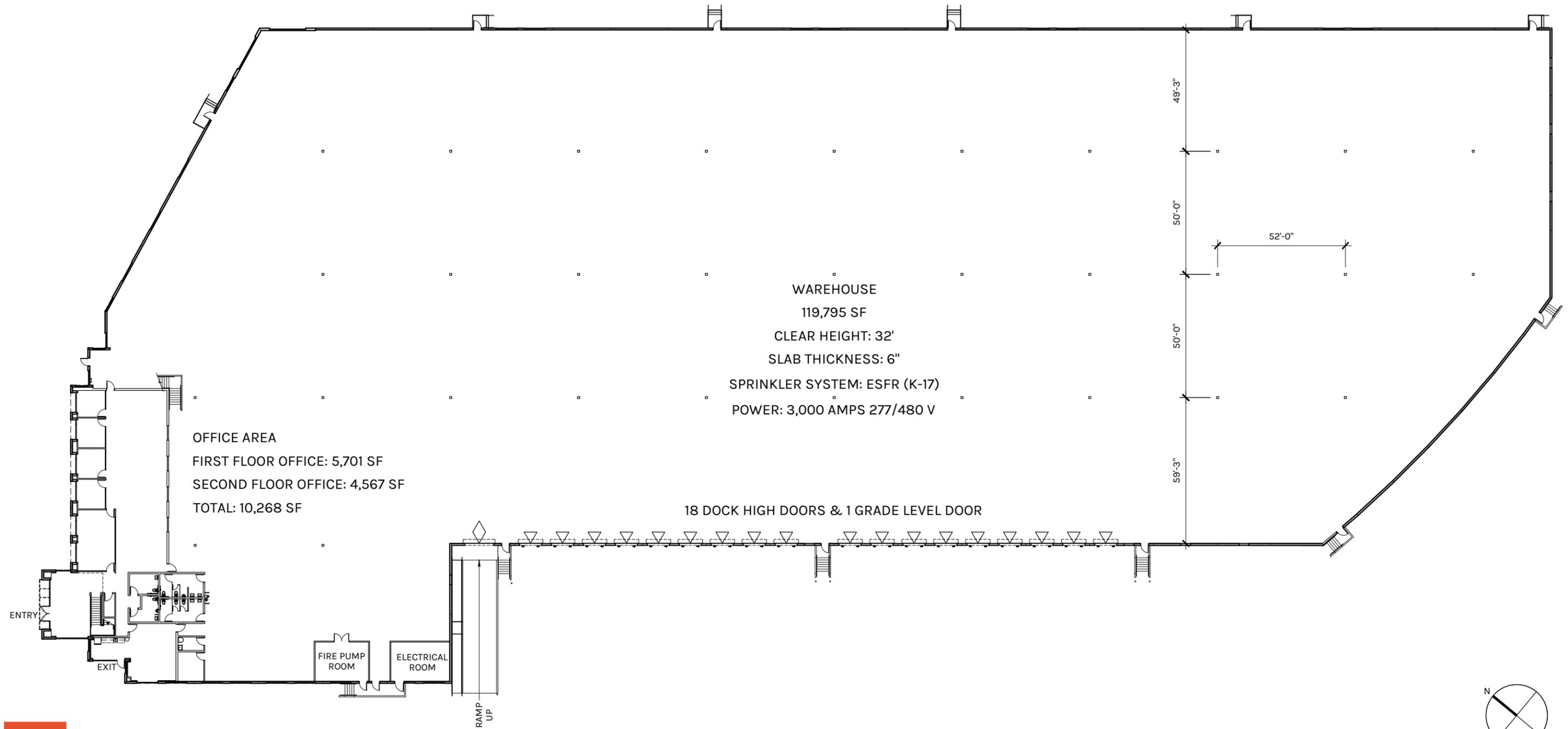
TOTAL PARKING: 105



SCALE: 1" = 60'-0"

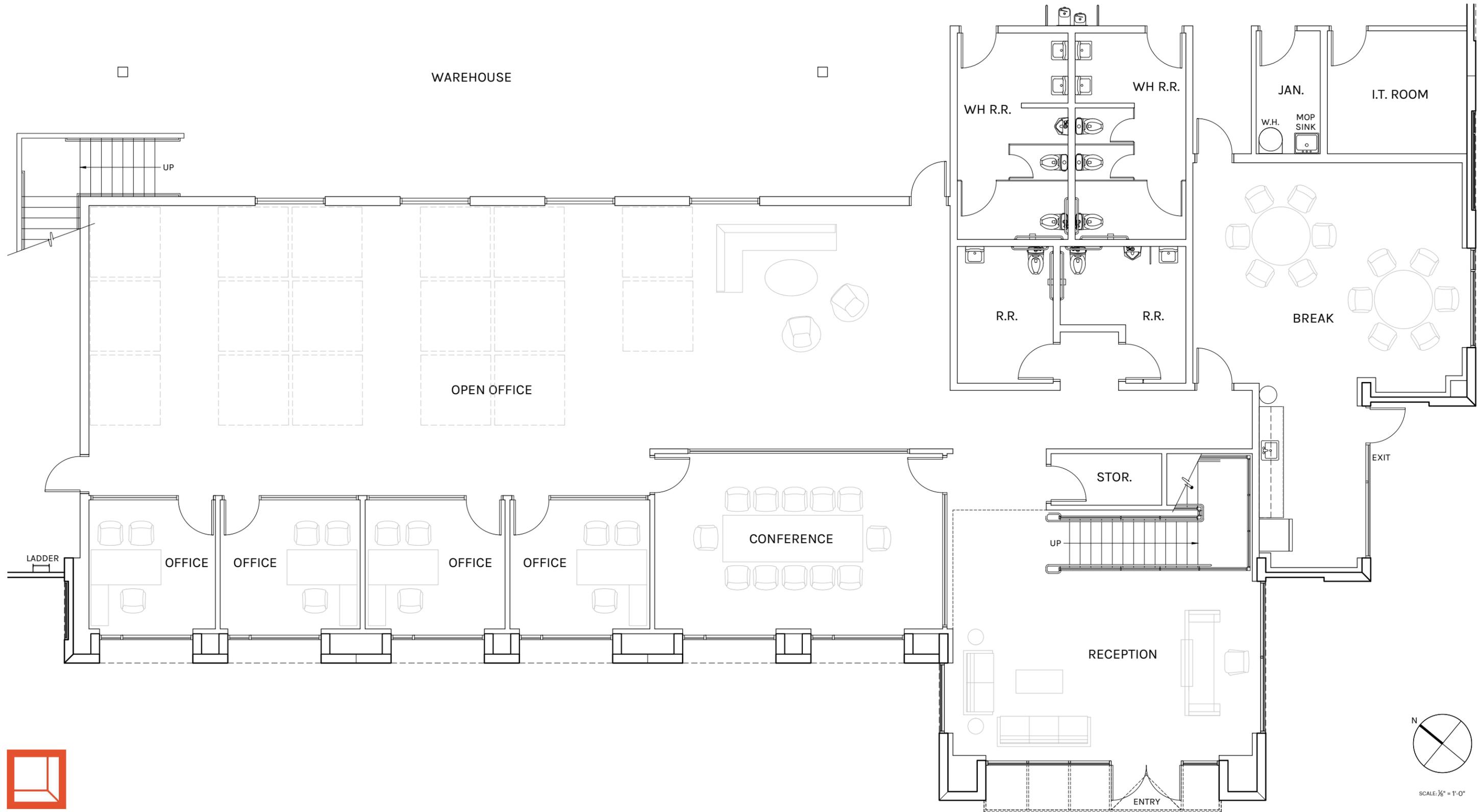


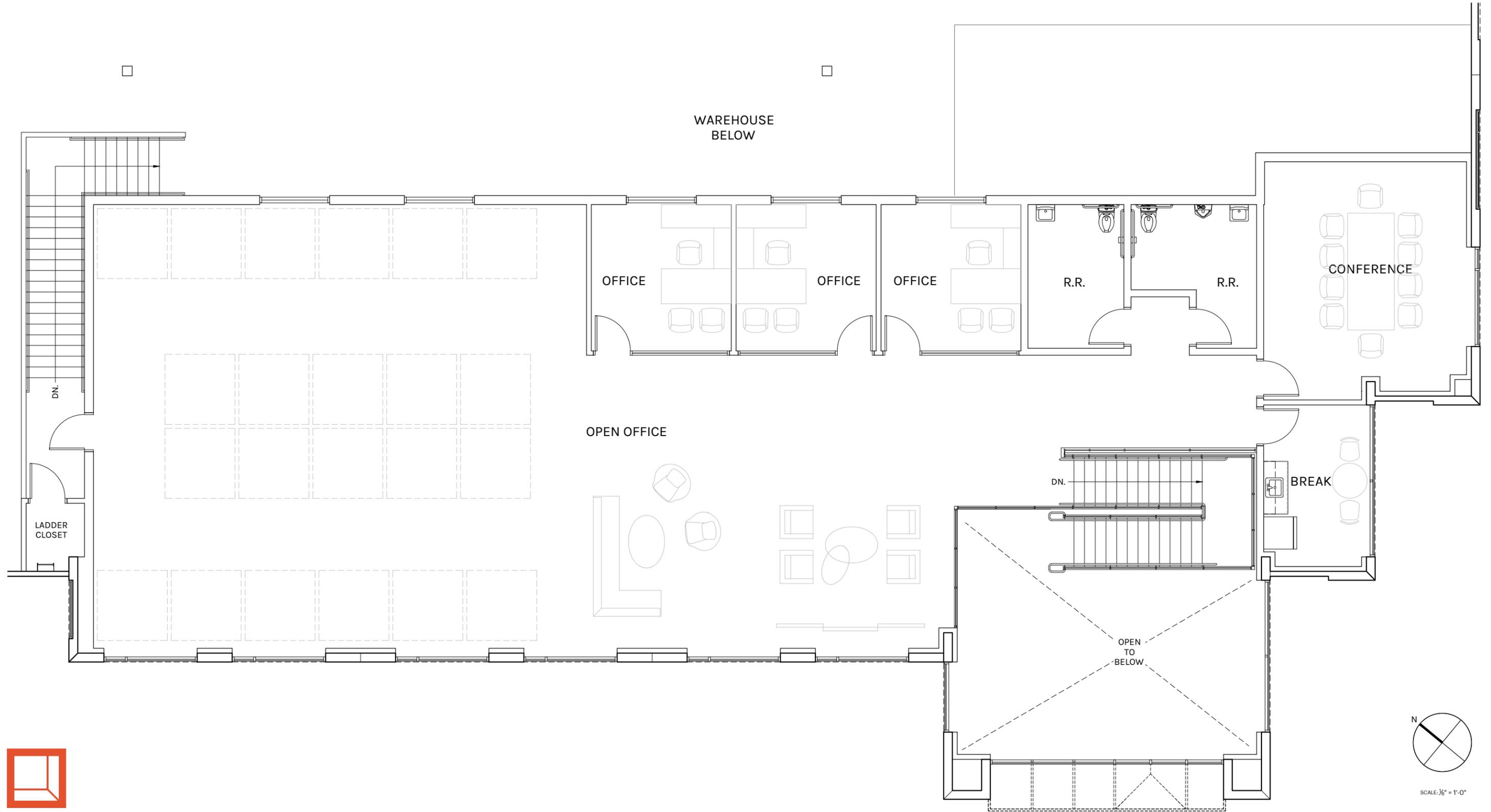
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



SCALE: 1" = 40'-0"

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