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- Replacing outdated building built in 1956 & vacant since 2020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.
OFFICE AREA
FIRST FLOOR OFFICE: 5,701 SF
SECOND FLOOR OFFICE: 4,567 SF
TOTAL: 10,268 SF

WAREHOUSE
119,795 SF
CLEAR HEIGHT: 32'
SLAB THICKNESS: 6"
SPRINKLER SYSTEM: ESFR (K-17)
POWER: 3,000 AMPS 277/480 V

18 DOCK HIGH DOORS & 1 GRADE LEVEL DOOR

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 ANY FURNITURE OR APPLIANCES SHOWN ON PLAN AND/OR PURCHASE OR LEASE AT TENANT'S PROFESSION.
4416 Azusa Canyon Road
Irwindale

FIRST FLOOR OFFICE PLAN
5,701 SF

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