

Irwindale Business Park

NEW BUILDINGS FOR SALE • 2,309 TO 49,564 SQUARE FEET

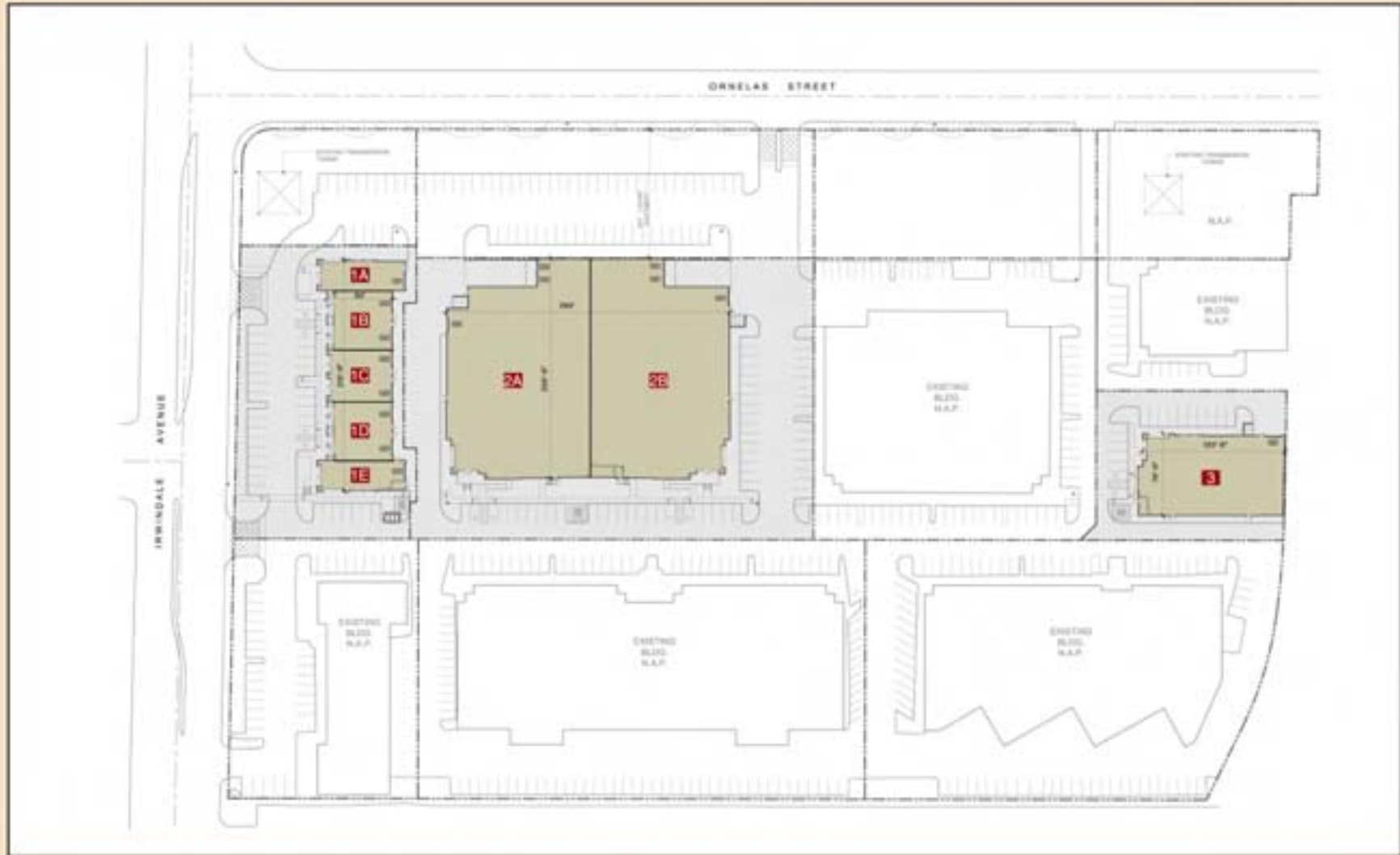


SEC Irwindale Avenue & Ornelas Street

IRWINDALE ♦ CALIFORNIA

Irwindale Business Park

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Development by:



Features

- ◆ State-of-the-Art Warehouse/Distribution and Light Manufacturing Buildings
- ◆ Direct (605 and 210) Freeway Access
- ◆ Highly Accessible to Los Angeles, San Gabriel Valley, Inland Empire and Orange County Markets
- ◆ Expandable Office Area
- ◆ Calculated Fire Sprinklers
- ◆ Dock High/Ground Level Loading
- ◆ High Ceiling Clearances
- ◆ Overflow Parking Available (Bldg. 1 & 2)

Building	Building Sq. Ft.	Office Sq. Ft. Approximate	Minimum Clearance	Dock High	Ground Level	Parking Spaces	Fire Sprinklers GPM	Electrical Power
1-A	2,419	740	16'	0	1	6	.30/2500	200A, 208V, 3 Phase
1-B	3,009	750	16'	0	2	8	.30/2500	200A, 208V, 3 Phase
1-C	3,215	780	16'	0	2	9	.30/2500	200A, 208V, 3 Phase
1-D	3,009	740	16'	0	2	8	.30/2500	200A, 208V, 3 Phase
1-E	2,309	740	16'	0	1	6	.30/2500	200A, 208V, 3 Phase
2-A	24,788	2,100	24'	2	1	29	.45/3000	800A, 480V, 3 Phase
2-B	24,776	2,100	24'	2	1	28	.45/3000	800A, 480V, 3 Phase
3	10,243	1,015	22'	0	2	16	.30/2500	600A, 480V, 3 Phase

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Aerial Photo by New Listings Network



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Commercial Real Estate

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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