

**Available SF** 16,500 SF

**Industrial For Sale**
**Building Size** 16,500 SF

**Address:** 400-410 Irwindale Ave, Azusa, CA 91702

**Cross Streets:** Irwindale Ave/Roosevelt St

Two Buildings Totaling ±16,500 SF  
 ±3,580 SF of Office Space  
 400 Amps of Power (Verify)  
 Located on Heavily Traveled Irwindale Ave  
 Close to 210 and 605 Freeways

**Sale Price:** \$3,712,500.00  
**Sale Price/SF:** \$225.00  
**Available SF:** 16,500 SF  
**Prop Lot Size:** 0.62 Ac / 27,198 SF  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** DWL

**Sprinklered:** Yes  
**Clear Height:** 12'-15'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 0  
**A: 400 V: 120/208 O: 3 W: 3**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1956

**Whse HVAC:** No  
**Parking Spaces: 27 / Ratio: 1.6:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 3,580 SF / 9  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** 210 Corridor  
**APN#:** 8615-007-001

**Listing Company:** Lee & Associates  
**Agents:** [Mark White 909-373-2727](mailto:mwhite@lee-assoc.com)

**Listing #:** 24310562

**Listing Date:** 03/05/2020

**FTCF:** CB000N000S300

**Notes:** Two Buildings Totaling ±16,500 SF. ±3,580 SF of Office Space. 400 Amps of Power (Verify). Located on Heavily Traveled Irwindale Ave. Close to 210 and 605 Freeways.