



CLARION PARTNERS

For Lease



CUSHMAN &  
WAKEFIELD

Irwindale Business Center

5091 4<sup>th</sup> Street, Unit A  
Irwindale, CA 91706

91,178 Square Feet Available

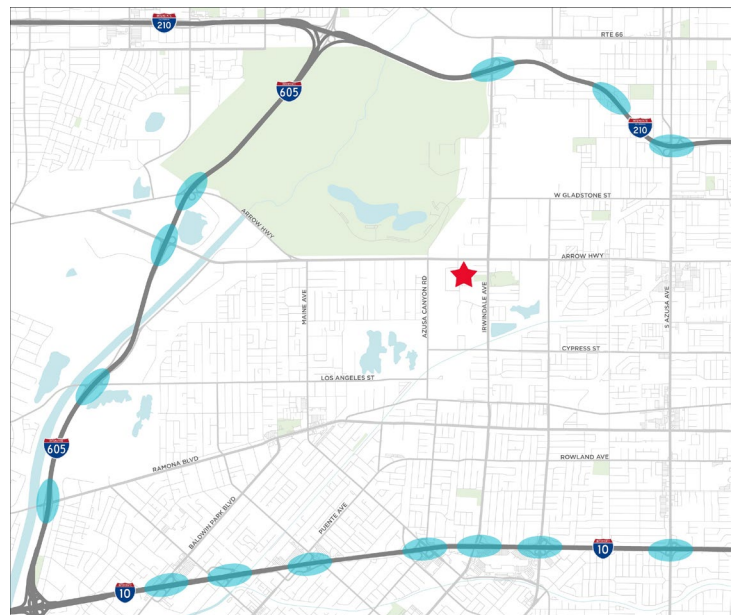


## LOCATION

- Excellent access to I-210, 605, and 10 freeways
- Corporate neighbors include: Louis Vuitton, So. Cal. Edison, Iron Mountain, Spectrum Communications, and Scholastic Book Fairs

## BUILDING HIGHLIGHTS

- 91,178 SF Available in 324,520 SF building
- ±4,661 SF single story office (under construction)
- 32' clear height
- ESFR sprinkler system
- 400 amps electrical service
- 15 dock high doors (9' x 10'); 9 doors with load levelers
- 1 ground level doors (12' x 14')
- 59 auto parking stalls

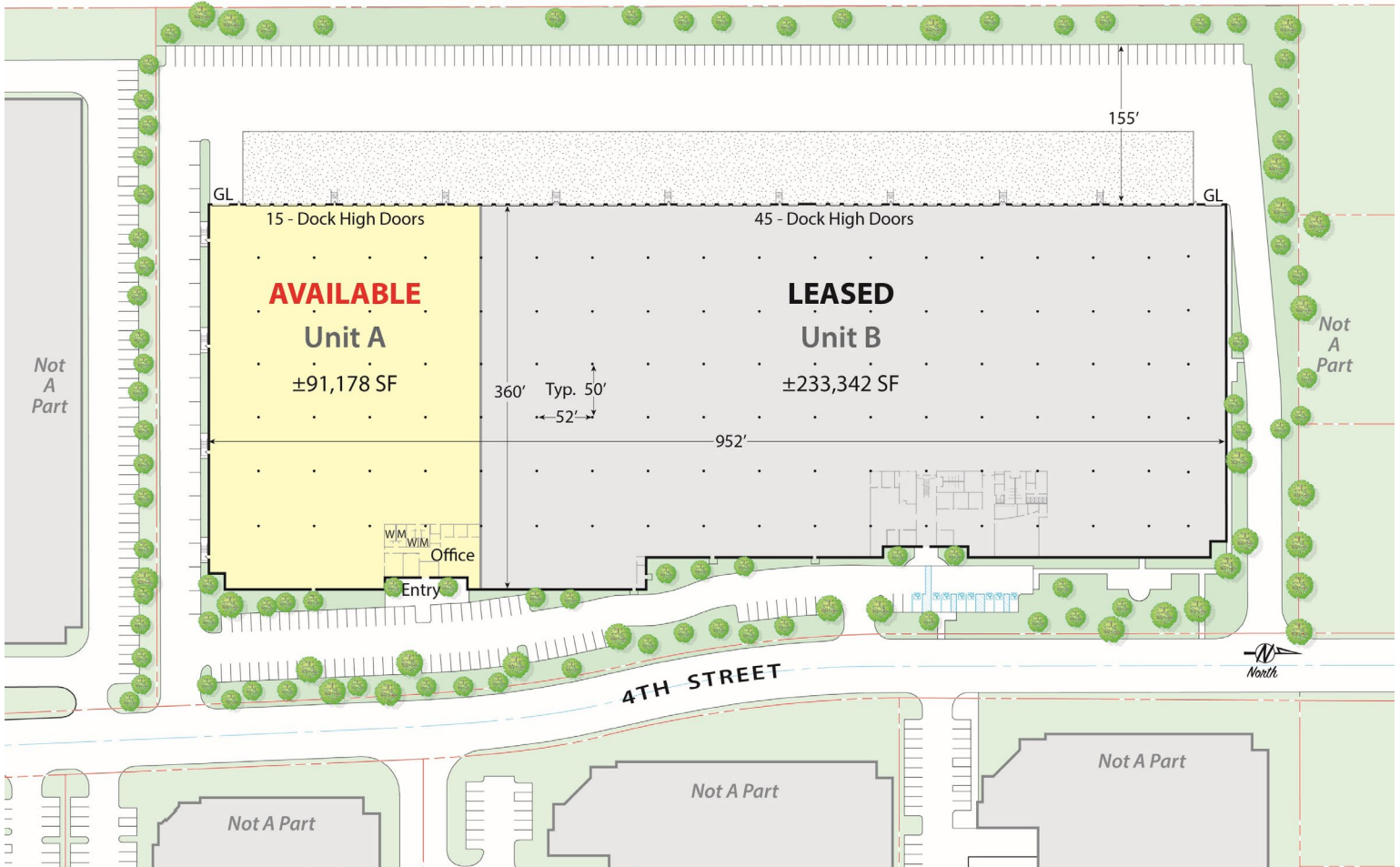


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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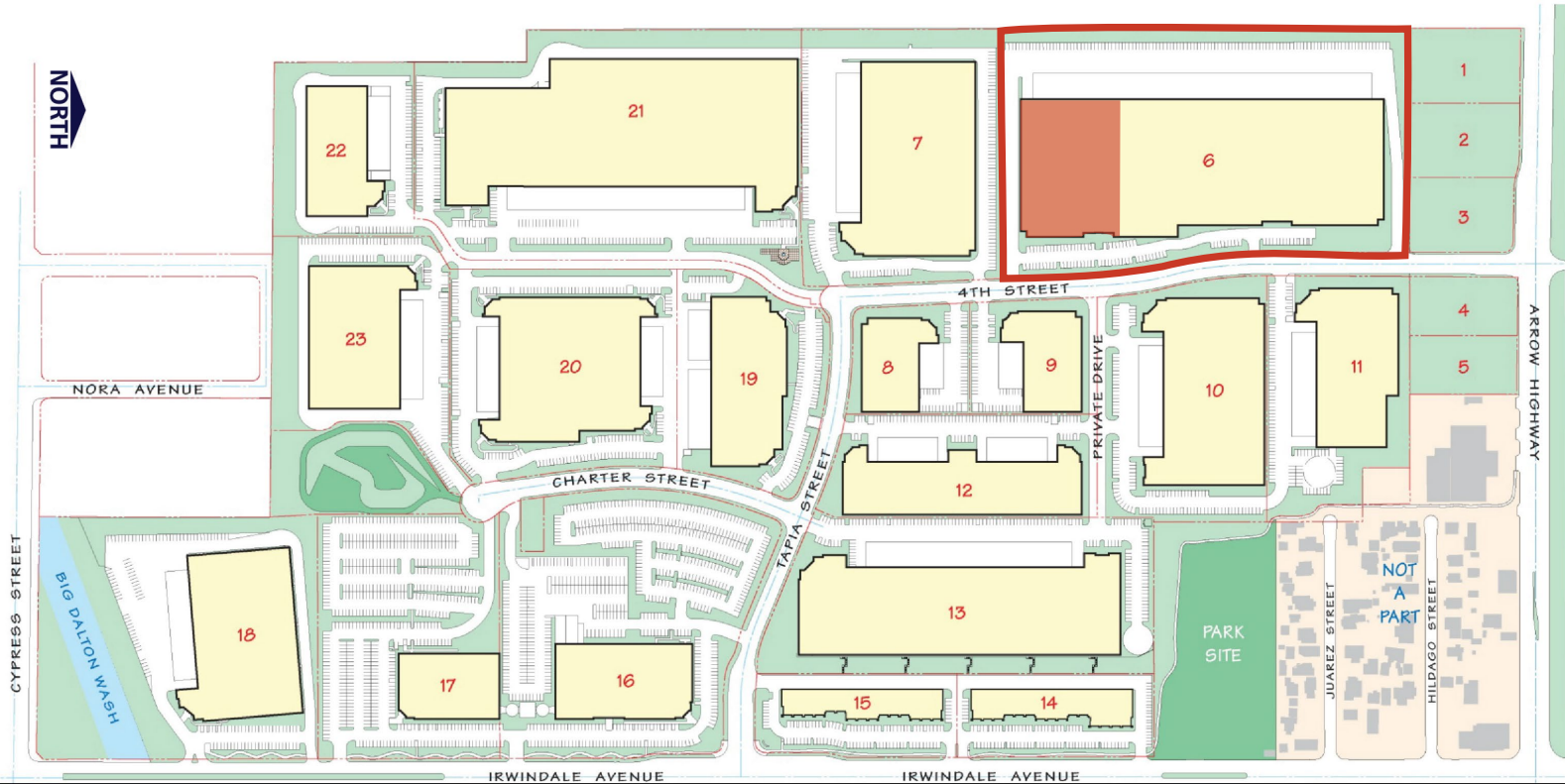


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Irwindale Business Center

# IRWINDALE BUSINESS CENTER

IRWINDALE CALIFORNIA



Located in the Irwindale Business Center, a 123 acre, 2.2 million square foot master planned business park with excellent access to 210, 605 and 10 freeways, making it well suited for both local and regional distribution.



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