



**AZUSA**  
INDUSTRIAL



MARKETING &  
MANAGEMENT BY



REAL ESTATE GROUP

# 823-985 W. 8th St. **For Lease**

AZUSAINDUSTRIAL.COM



**±245,890 SF**

IMMEDIATE AVAILABILITY  
FOR LEASE

3 BUILDING INFILL  
INDUSTRIAL PROJECT

CLASS A  
±432,500 SF

AZUSA, CA

# Property Overview

## HIGHLIGHTS

ADDRESS	823-985 W. 8th St, Azusa, CA 91706
PROJECT SIZE	±432,500 SF
AVAILABILITY	Building 1: ±99,890 SF (Divisible) Building 2: ±74,000 SF Building 3 (Standalone): ±72,000 SF
PARKING	1.86:1,000 SF Parking Ratio 804 Auto Stalls Excess Trailer Parking Potentially Available
COLUMN SPACING	60' X 64' Typical
SPRINKLER	.54 GPM / 3,000 SF Sprinkler System
UTILITIES	Low Utility Cost via City of Azusa Light & Water
LOCATION	Outstanding Infill LA County Location
ACCESS	Excellent Freeway Access to SR-210 I-605 & I-10 via Irwindale Avenue or Vernon Avenue
OWNERSHIP	Institutionally Owned and Operated

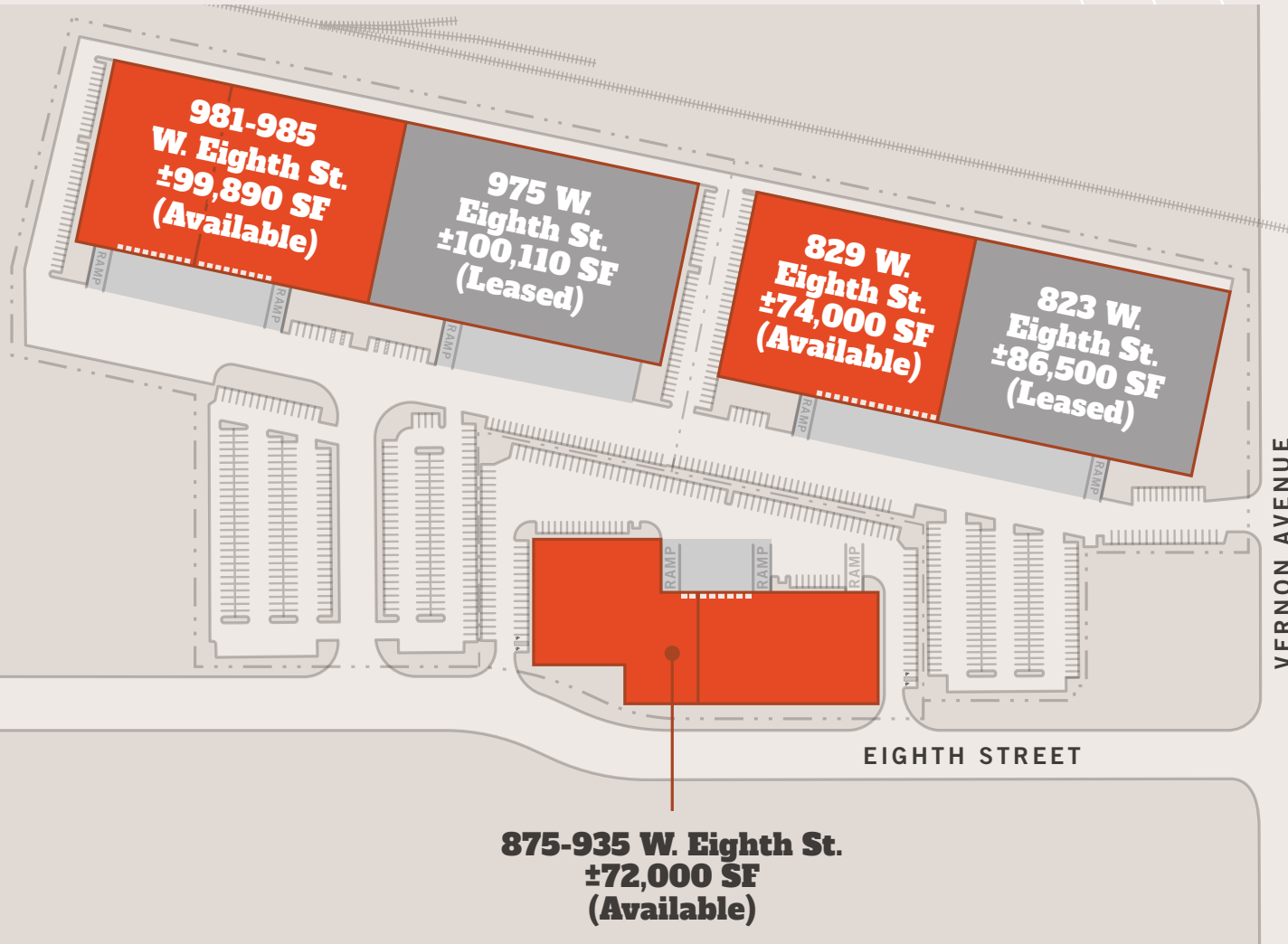
## Class A ±432,500 SF Three Building Industrial Distribution Park

Azusa Industrial is a premier Class A industrial park strategically located in the heart of the San Gabriel Valley, offering seamless access to the SR-210, I-605, and I-10 freeways. Designed to support modern logistics, distribution, and manufacturing operations, the center features three state-of-the-art buildings with flexible configurations to accommodate a variety of warehouse uses.

Institutional ownership and professional management ensure a high-quality environment, while access to low-cost utilities through the City of Azusa Light & Water enhances operational efficiency. With a prime infill location and best-in-class infrastructure, Azusa Industrial delivers the connectivity and flexibility that today's industrial users require.



SITE PLAN



# 3-Building Master Plan

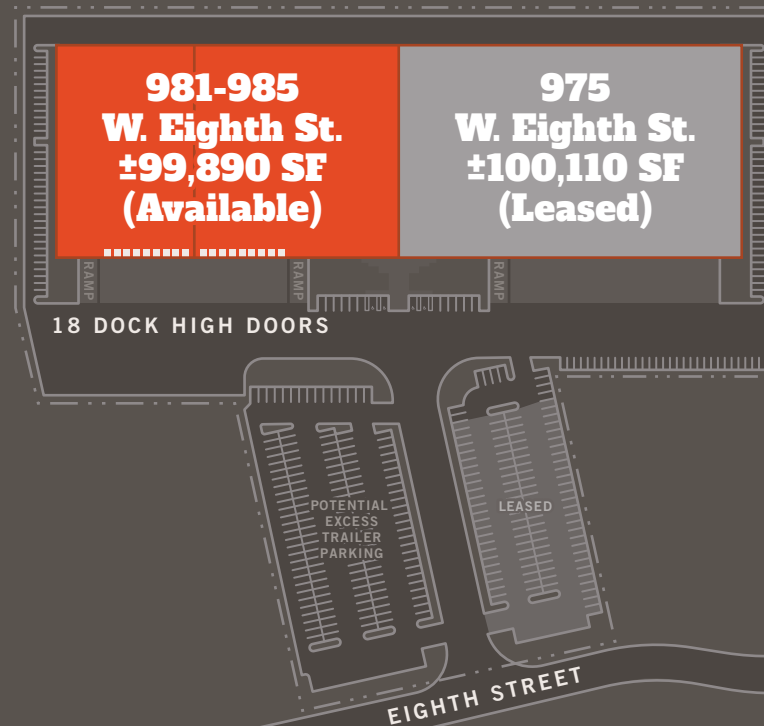
BUILDING 1

# 981-985 W. Eighth St.

## UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	Up to ±99,890 Contiguous SF 981 W. 8th St: ±59,890 SF 985 W. 8th St: ±40,000 SF
OFFICE SF	Up to ±8,041 SF 981 W. 8th St: ±4,324 SF 985 W. 8th St: ±3,717 SF
TRUCK COURT DEPTHS	±130' to ±160'
CLEAR HEIGHT	26'

GRADE-LEVEL LOADING	Up to 2 981 W. 8th St: 1 985 W. 8th St: 1
DOCK LOADING	Up to 18 (10' x 12') 981 W. 8th St: 9 985 W. 8th St: 9
TRAILER PARKING	Potentially Available
EXTERIOR EMPLOYEE AMENITY AREA	December 2025 Completion



BUILDING 2

# 829 W. Eighth St.

## UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	±74,000 SF
OFFICE SF	±2,900 SF
TRUCK COURT DEPTHS	±130'

CLEAR HEIGHT	30'
DOCK LOADING	14 (10' x 12')
GRADE-LEVEL LOADING	1



BUILDING 3

# 875-935

## W. Eighth St.

### UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	±72,000 SF
OFFICE SF	±4,962 SF
TRUCK COURT DEPTHS	±130'

CLEAR HEIGHT	24'
DOCK LOADING	8 (10' x 12')
GRADE-LEVEL LOADING	3 (12' x 14.5')
PARKING	Private and Secured Parking



# Recent Improvements

## Completed Improvements

Interior Office/Warehouse Renovations  
(875-935 & 975-985 W. Eighth St.)

Exterior Building Painting & Waterproofing

Internally Lit Monument Signs,  
Strategic Wayfinding Signs & Dock Identification

Drought Tolerant Landscaping

## Ongoing Improvements

ESTIMATED  
COMPLETION

Interior Office/Warehouse Renovations  
(829 W. Eighth St.)

01/2026

New Asphalt

11/2025

Exterior Employee Amenity Area  
(975-985 W. Eighth St.)

12/2025



# Local Map







50 mi

**16,446,528  
Residents**

30 mi

**10,494,491  
Residents**

15 mi

**2,243,404  
Residents**

HOLLYWOOD/  
BURBANK  
AIRPORT



ONTARIO  
INTERNATIONAL  
AIRPORT

LOS ANGELES  
INTERNATIONAL  
AIRPORT

PORT OF  
LOS ANGELES/  
LONG BEACH

JOHN WAYNE  
AIRPORT

# Regional Map





**AZUSA**  
INDUSTRIAL

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