

FOOTHILL BUSINESS CENTER

1201
W FOOTHILL BLVD
AZUSA, CA



**±14,568 SF
SPACE FOR LEASE**

**ADDITIONAL 1.11 ACRE
PARKING LOT AVAILABLE**



PROPERTY OVERVIEW

Foothill Business Center

Discover the perfect business environment at Foothill Business Center, which comprises of seven high image free-standing industrial buildings, ideally located in the City of Azusa, with access to over 10 million people within 30 miles.

Benefit from unparalleled location with street frontage on Foothill Blvd and Todd Avenue and enjoy the convenience of being within walking distance to a wide variety of retail stores and restaurants. The location also offers great access to multiple freeways including the I-210 and I-605 freeway, and is located just 39 miles away from the Ports of Los Angeles and Long Beach.

Foothill Business Center offers superior functionality to accommodate a diverse range of your business needs.

**IN ADDITION TO ITS
OPTIMAL LOCATION
EACH BUILDING OFFERS
A HIGH-IMAGE AND
CORPORATE FEEL
DESIGNED TO IMPRESS
CLIENTS, CUSTOMERS,
AND EMPLOYEES.**

BUILDING SPECIFICATIONS

1201
W FOOTHILL
BLVD
AZUSA, CA



±14,568 SF Freestanding Building



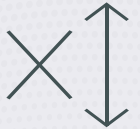
±3,654 SF Office Area



Two (2) Dock High Doors



One (1) Ground Level Door



24' - 26' Clear Height



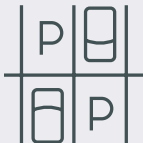
400 Amps, 277/480V



Sprinklered



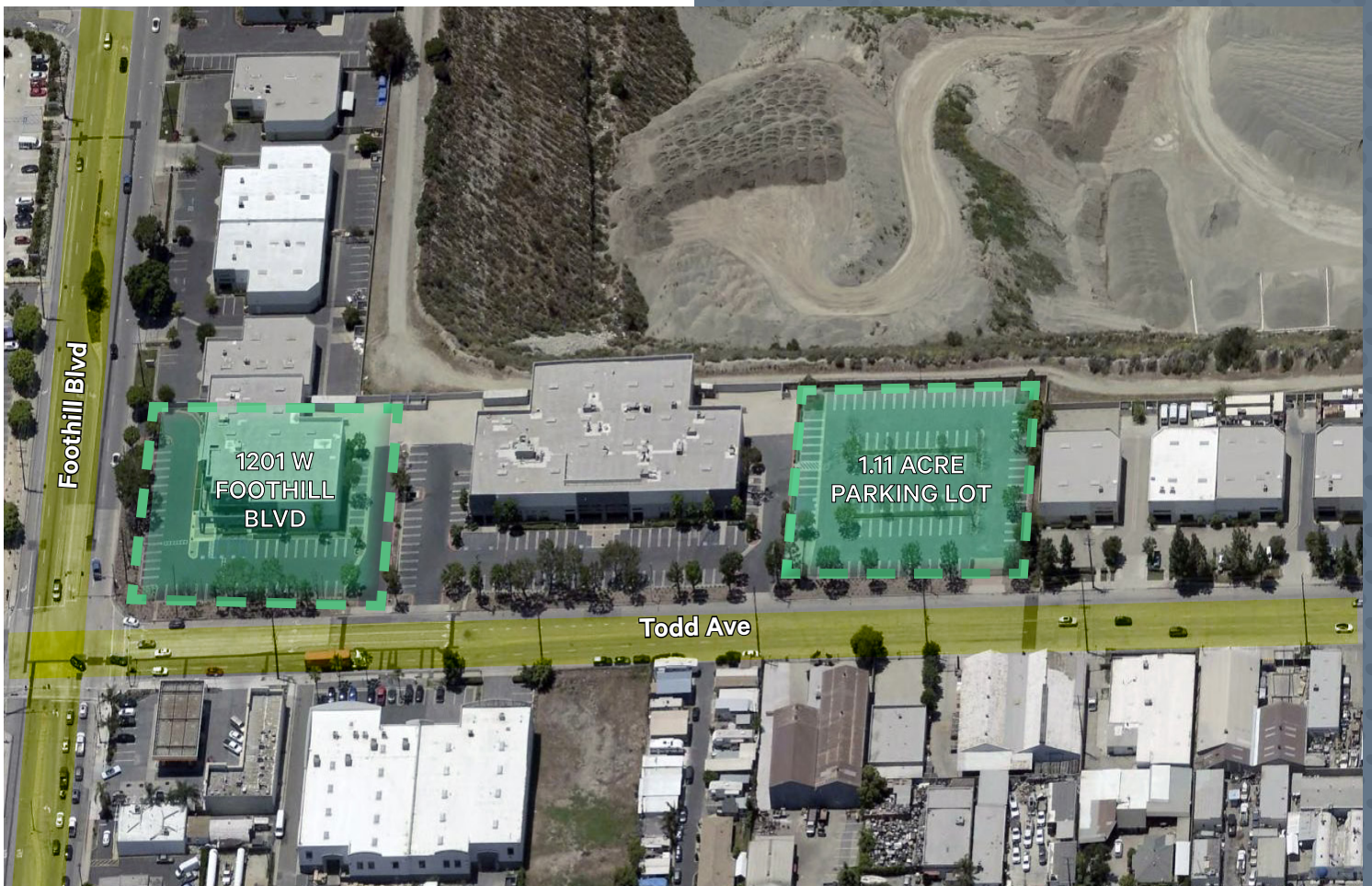
59 Parking Spaces



Additional 1.11 Acre Parking lot available at
761 N Todd Avenue with 112 parking spaces

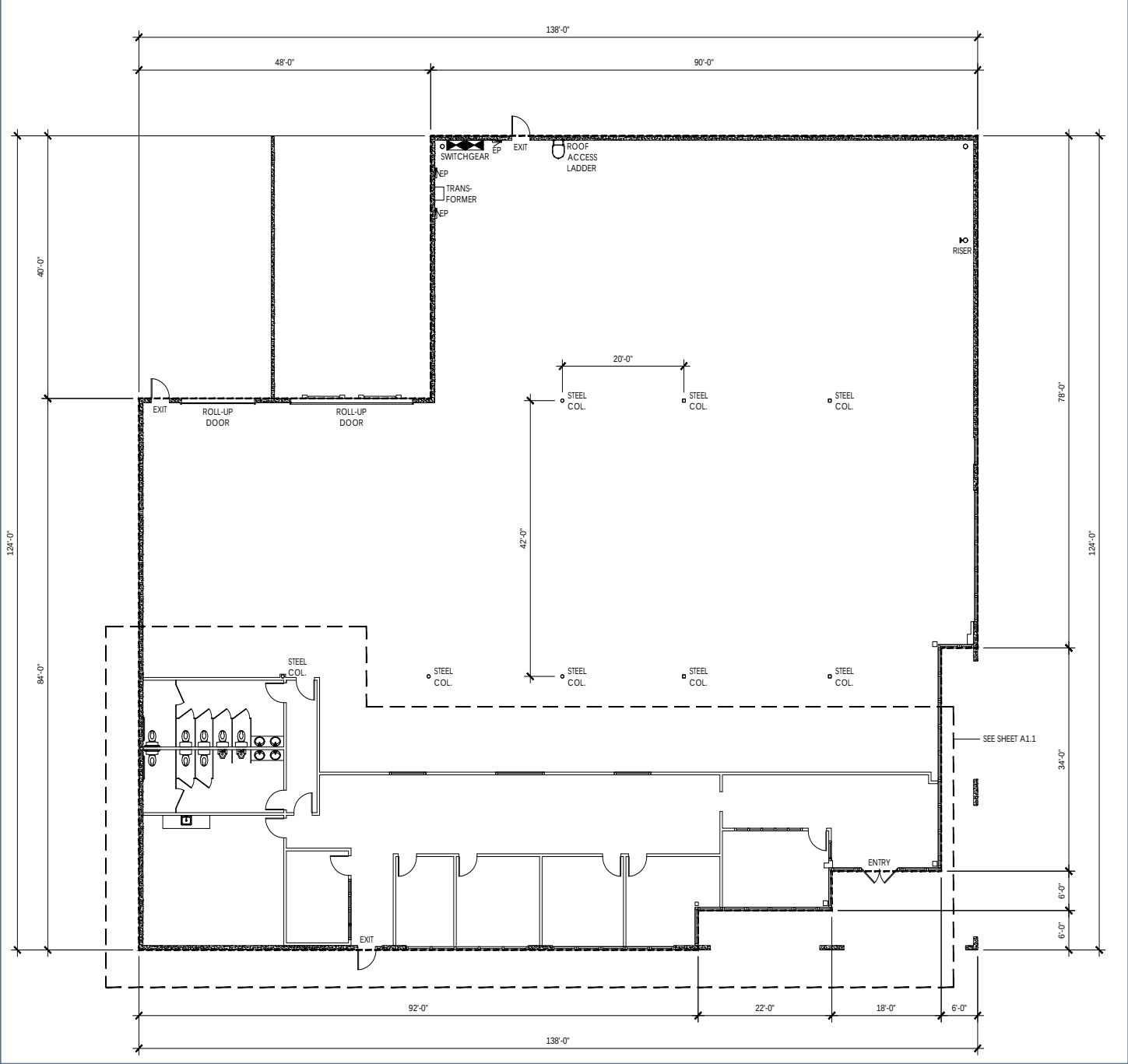


761 N TODD AVENUE AZUSA, CA



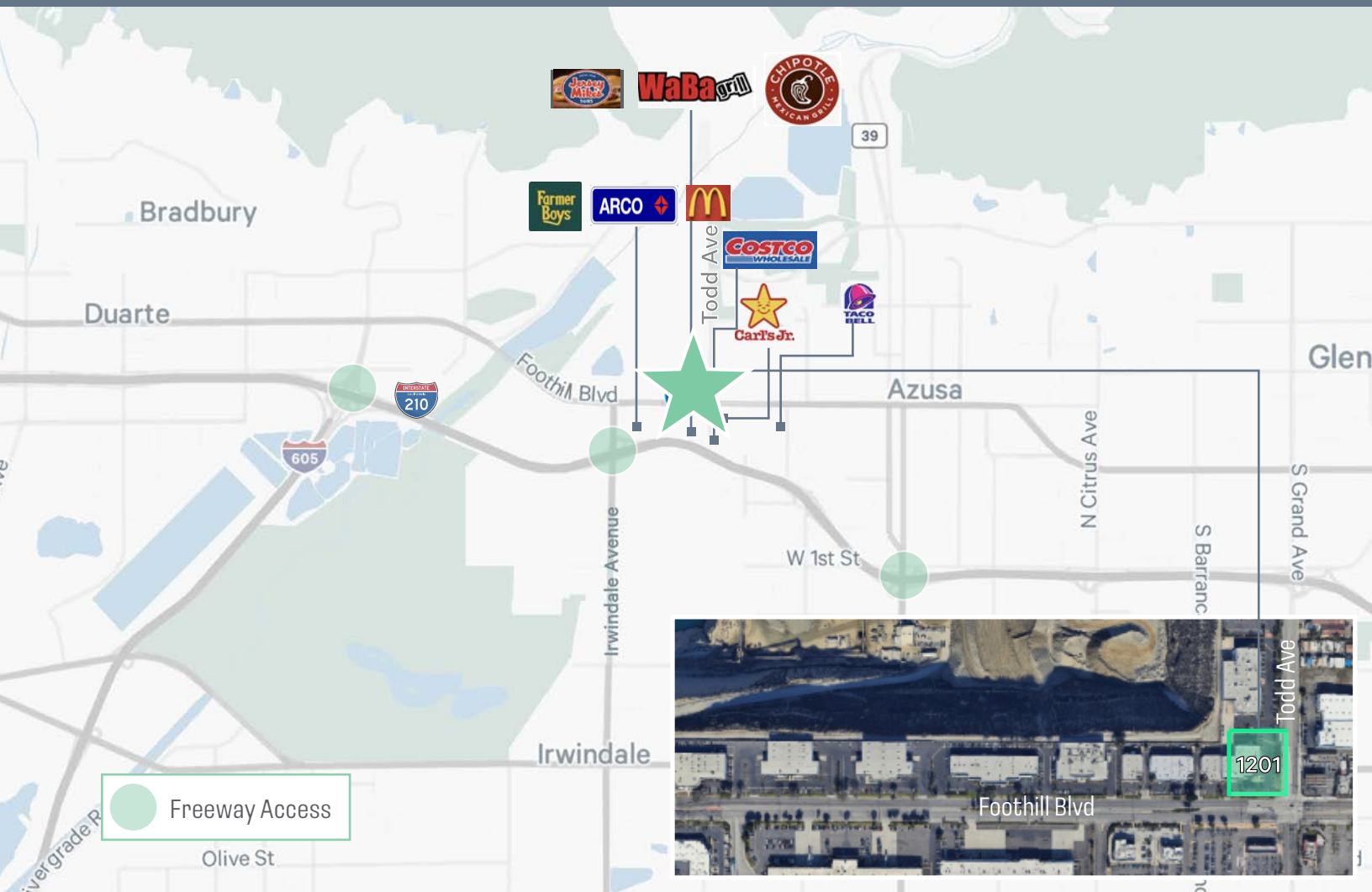
**ADDITIONAL 1.11 ACRE
PARKING LOT AVAILABLE
WITH 112 PARKING SPACES**

FLOOR PLAN



±14,568 SF AVAILABLE

AERIAL MAP



HIGHLIGHTS



0.03 Miles

to I-210 Freeway



1.9 Miles

to I-605 Freeway



39 Miles

to Port of Los Angeles/Long Beach



38 Miles

to Los Angeles International Airport

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AZUSA, CA

±14,568 SF
SPACE FOR LEASE



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