

# Food Processing/Cold Storage Facility $\pm 115,110$ SF on $\pm 9.47$ Acres

1120 W. Foothill Blvd., Azusa, CA 91702

Former USDA & BRC Certified Food Processing Facility



## Contact Us

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## Property Overview

- Exceptional location in the North San Gabriel Valley of Greater LA
- Immediate access from the 210 & 605 Fwys at Irwindale Ave. Nearby 10, 60 & 57 Fwys
- ±115,110 SF Freestanding on 9.47 Acres of Land
- ±6,819 SF of Office Space
- ±20' Ceiling Clearance
- 9 Dock High Doors (4 refrigerated docks with levelers) and 3 Ground Level Doors
- Large, Secured Yard
- 4,000 Amps, 277/480 Volt, 3 Phase, 4 Wire
- Power supplied by Azusa Light and Water
- 75 Dedicated Car Parking Spaces (additional spaces available)

## Food Processing & Cold Storage Features

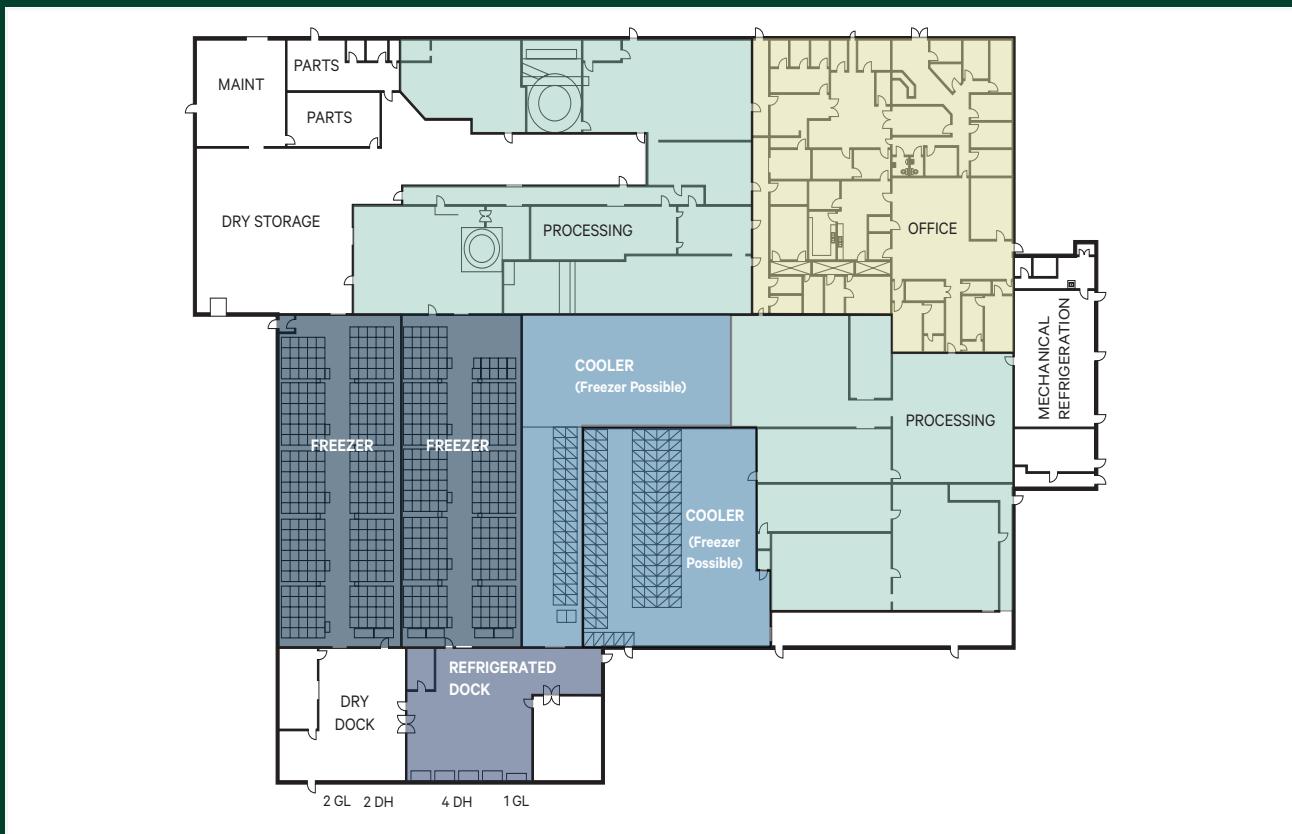
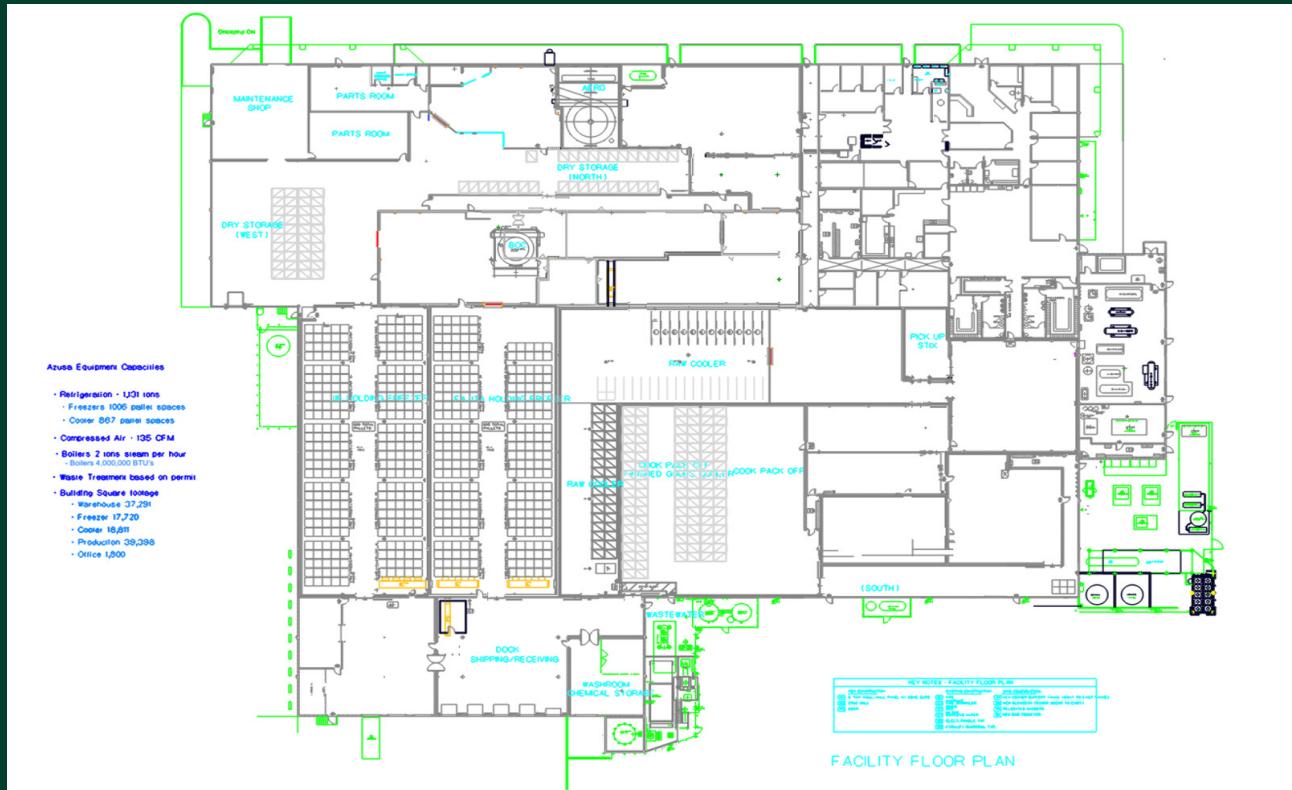
- ±19,820 SF of Freezer (-10° to 32°) – Can be converted to Cooler
- Previously USDA & BRC Certified Food Processing Facility
- ±18,811 SF of Cooler (34° to 40°) - Freezer Capable
- ±39,000 SF of Processing Area (38° to 40°)
- ±16,684 of Dry Warehouse Area
- One Spiral Blast Cells (Closed & Open Product)
- Ammonia Refrigeration System
- Separate Ready-to-Eat and Raw Production Areas
- Waster Water Treatment with 21,000 gallon storage capacity

+ Available Now

+ Sublease term through December 31, 2033

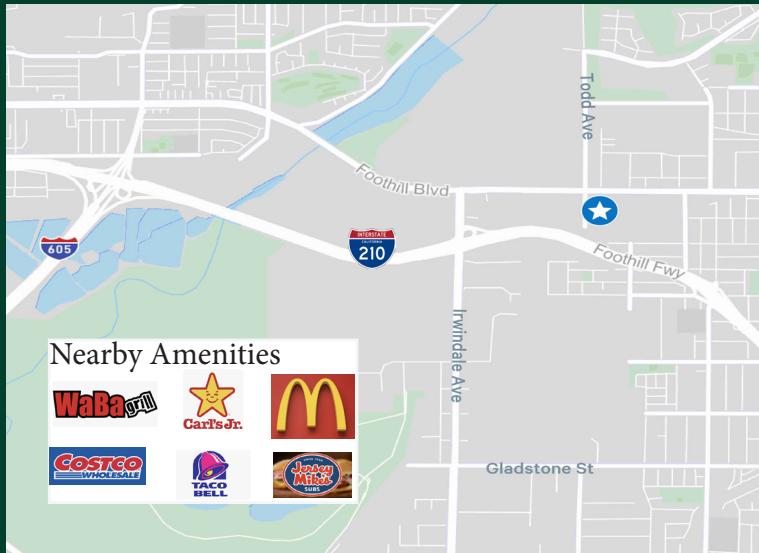
+ Direct Lease possible

## Site Plan

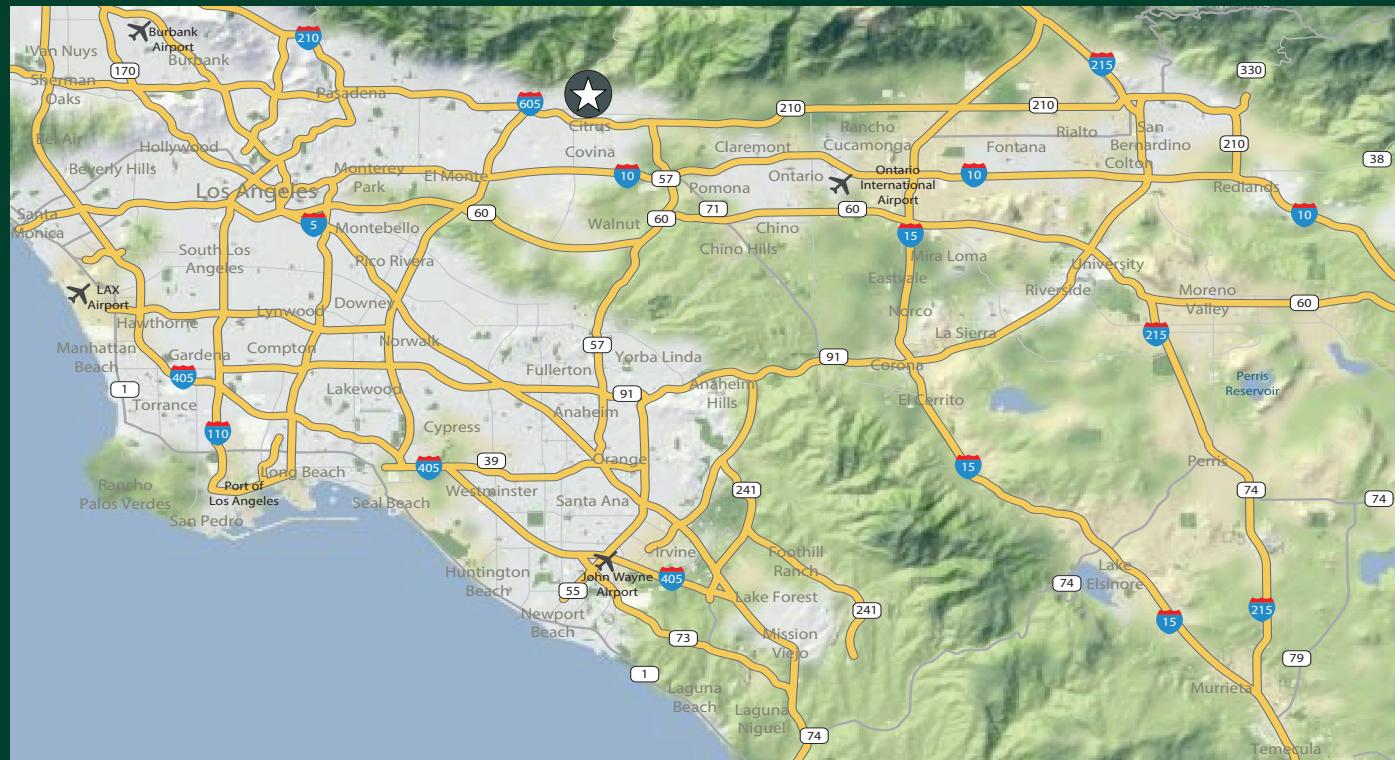


# Location

The City of Azusa (www.ci.azusa.ca.us) is located in the County of LA approximately 27 miles northeast of Los Angeles. It has a population of about 47,000 and includes 9 public elementary/middle schools, 2 public high schools, one private school and one private university (Azusa Pacific). It is a thriving business community in one of the most productive regions in the San Gabriel Valley. Located along the 210 Foothill Freeway, just east of the 605 San Gabriel River Freeway, Azusa offers a strategic location to access both greater Los Angeles to the west and the Inland Empire to the east. Its business make up includes high tech companies as well as industrial facilities requiring skilled labor and a community atmosphere to expand current business operations. It is currently home to over 400 businesses.



- Access to Ports of Long Beach and Los Angeles
- Abundant labor base and high-end and affordable housing
- Low cost electricity supplied by Azusa Light & Water attracting industrial & manufacturing users
- Over 7.9 million SF industrial base with low vacancy of 4.7% as of 4th Quarter 2024



## Photos



Lobby



Lunch Room



Kitchen



Freezer With Racking



Ammonia Refrigeration System



Boiler & Process Infrastructure

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