

**NEW STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT  
±46,120 SF ON 2.08 AC LOT**

FOR LEASE ON OPEN MARKET

# 14868 LOS ANGELES ST.

IRWINDALE | CALIFORNIA

**WWW.14868ALDERSONBLDGE.COM**

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE ON OPEN MARKET

# 14868 LOS ANGELES ST.

NEW STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



ABOUT THE PROPERTY



46,120 SF  
AVAILABLE



2.08 AC  
LOT



4  
DOCK HIGH  
DOOR



TRUE 26'  
CLEAR  
HEIGHT MINIMUM



5,570 SF  
HIGH QUALITY  
TWO STORY OFFICE



ESFR  
SPRINKLER  
SYSTEM

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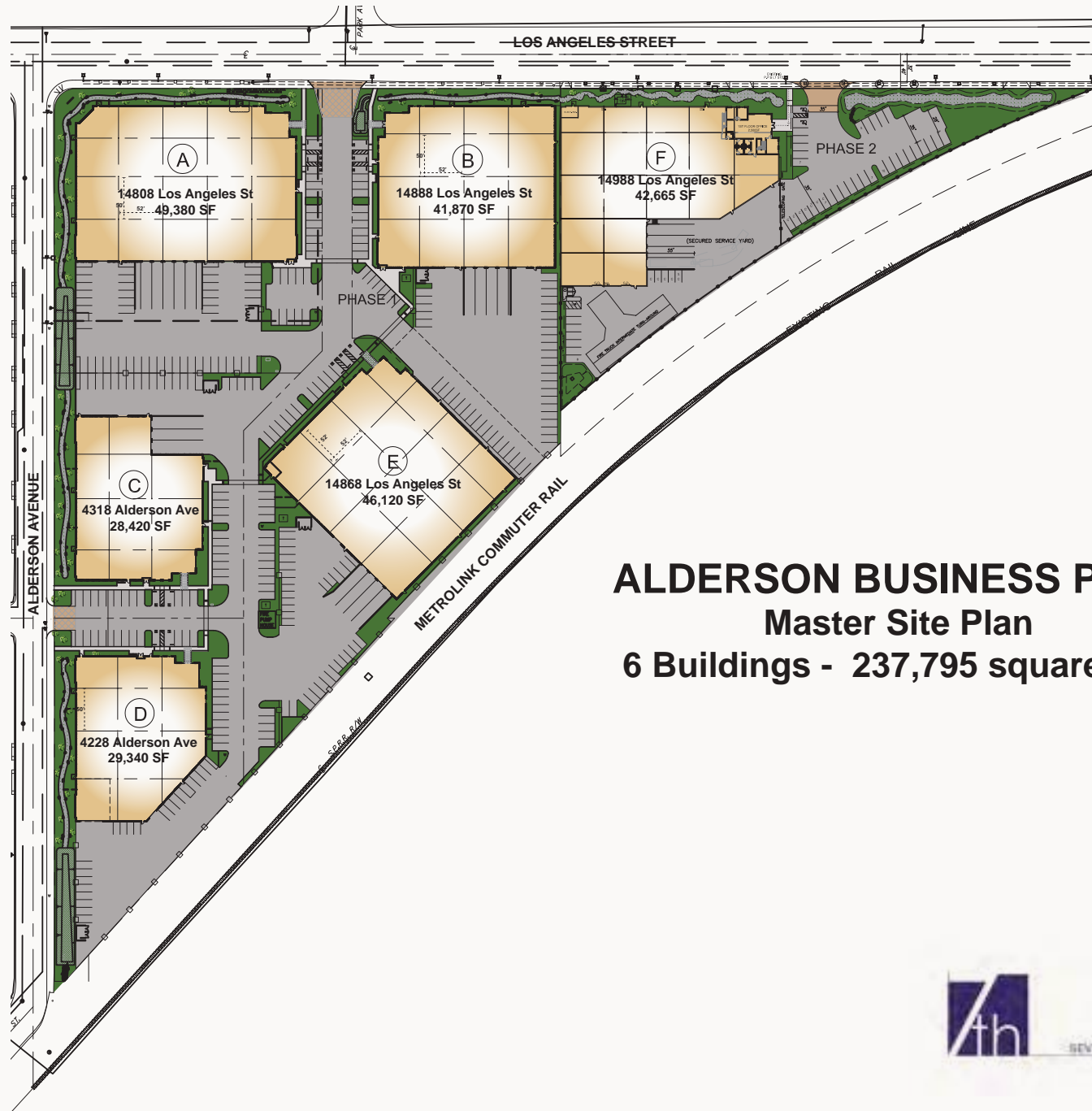
IRWINDALE | CALIFORNIA

Building Size	46,120 SF
Site Size	2.08 Acres
Clear Height	26' True Minimum Clear Height
Parking	70
Docks	4 Dock High Doors, 1 Grade Level Door
Yard	Extra Large Yard ( ±21,400 SF) w/ Automatic Gate
Security	Nightly Security Patrols (3 times per night)
Power	400 Amps Electrical Service Expandable to 1200 Amps
Internet	High Speed Internet (Fiber Optic)
LED Lighting	LED Warehouse Lighting
Charging	Forklift Charging Stations
Upgrades	New State-of-the-art Industrial Development
Freeway	Close Proximity to I-605, I-10 & I-210 Fwys
OPEX	\$0.258/SF/MO Below Market includes Fire Water Monitoring, Inspection & Connection, Security Patrol and Landscape Maintenance



ABOUT THE PROPERTY





# ALDERSON BUSINESS PARK

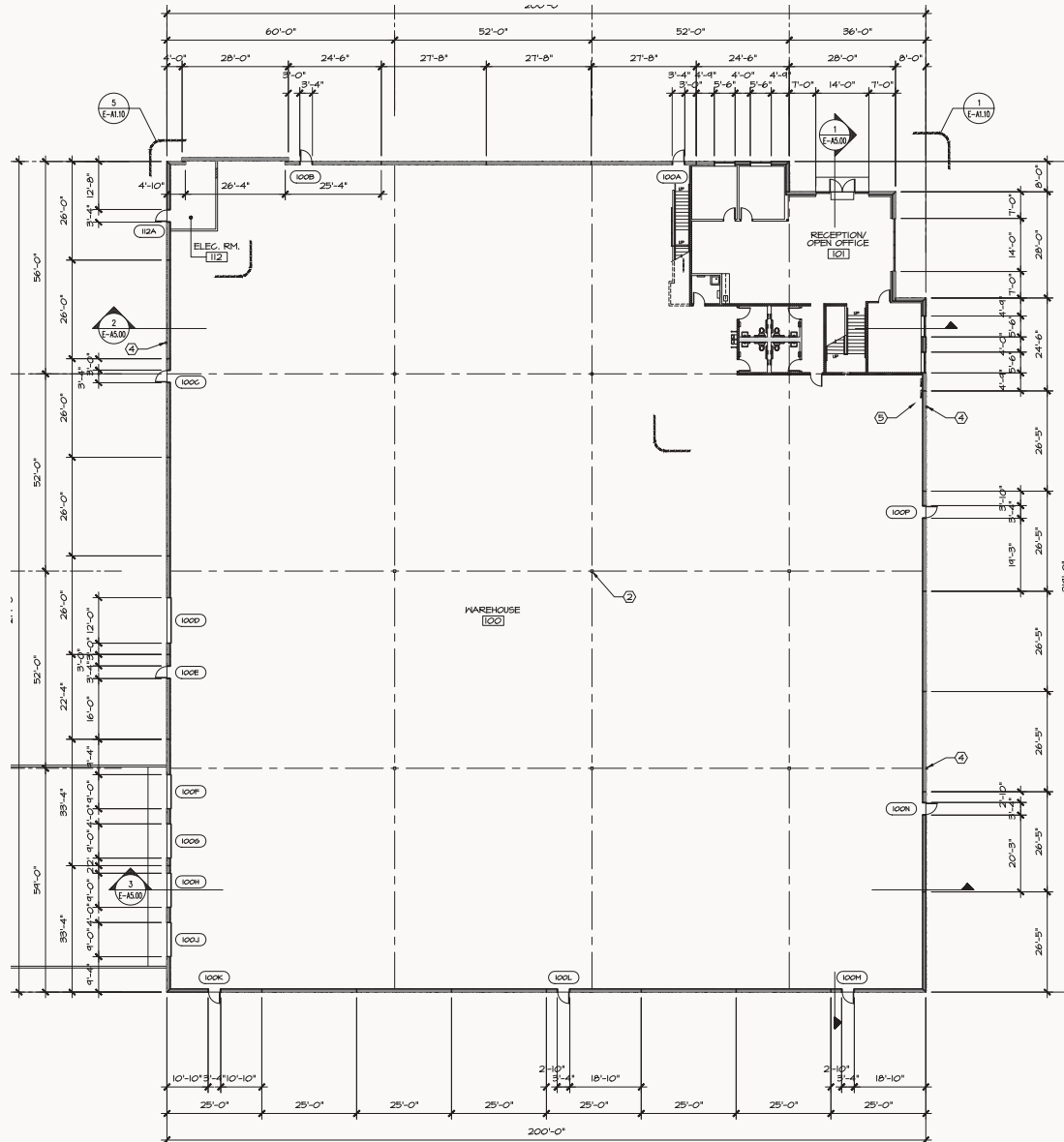
## Master Site Plan

6 Buildings - 237,795 square feet



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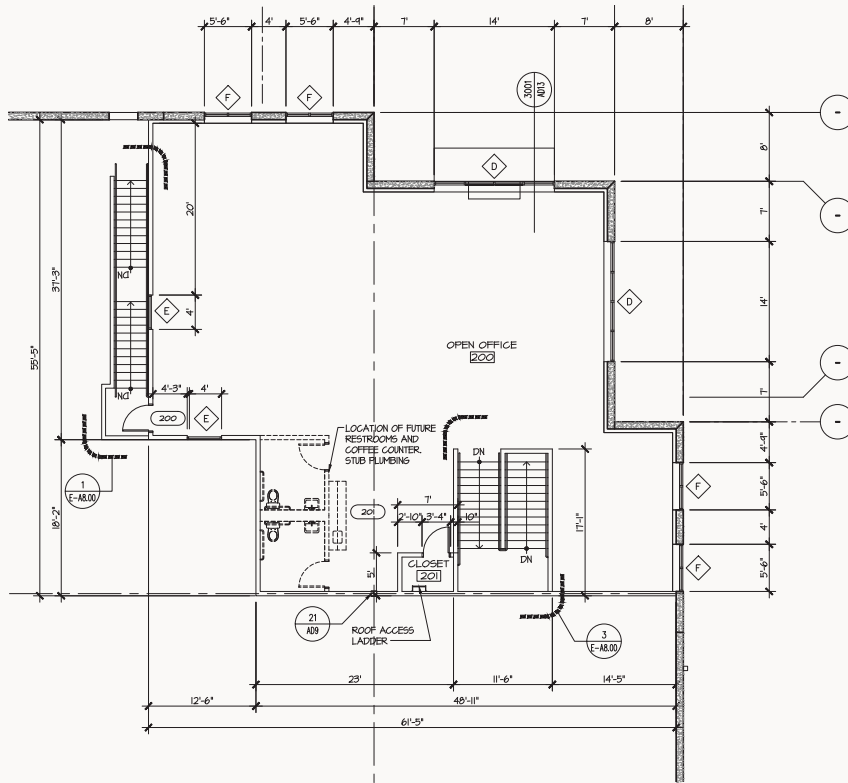


FLOOR PLAN

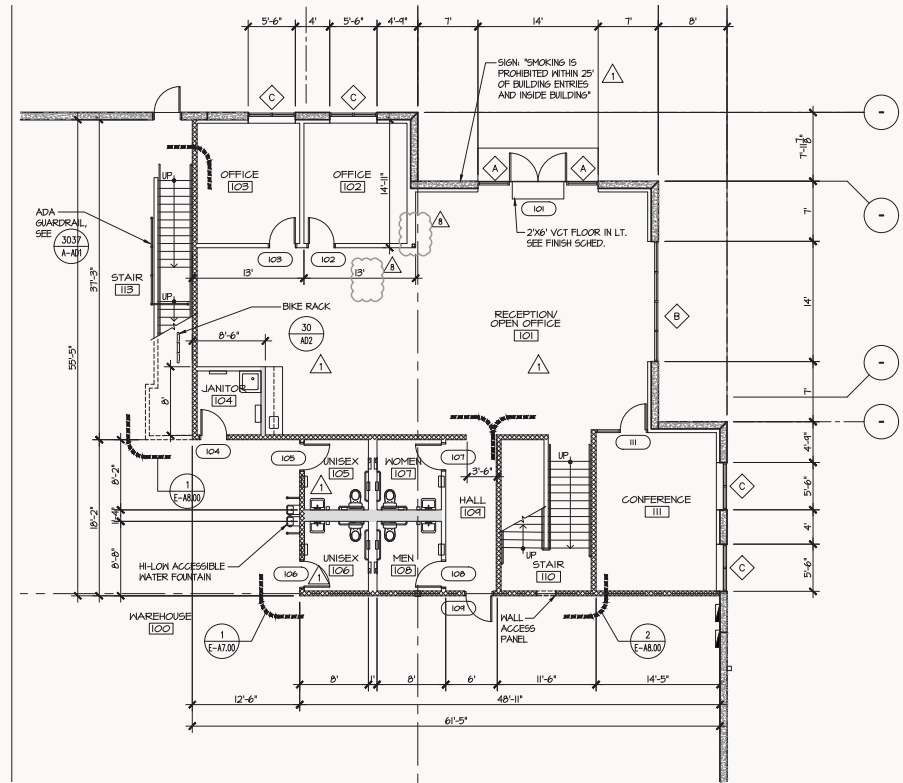
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FIRST & SECOND FLOOR OFFICE PLANS | ±5,570 SF



ENLARGED MEZZANINE OFFICE PLAN

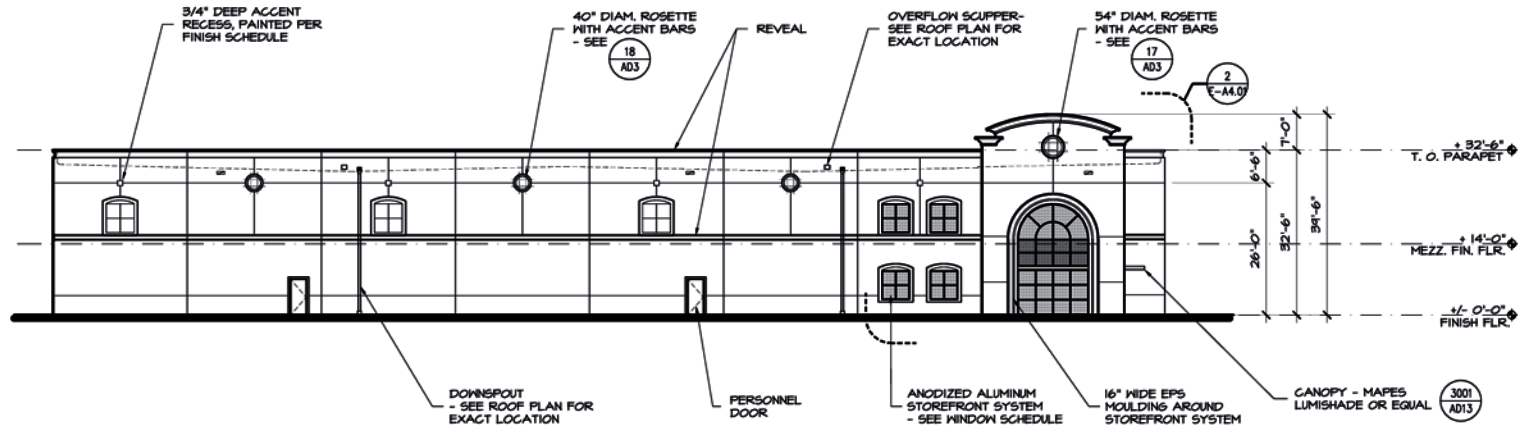


ENLARGED FIRST FLOOR OFFICE PLAN

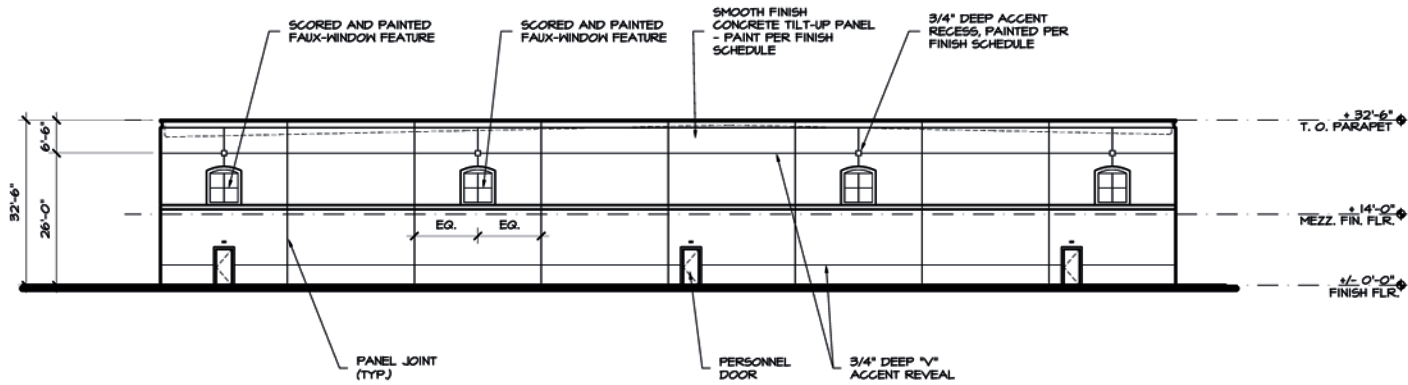
FLOOR PLAN

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NORTH EAST ELEVATION



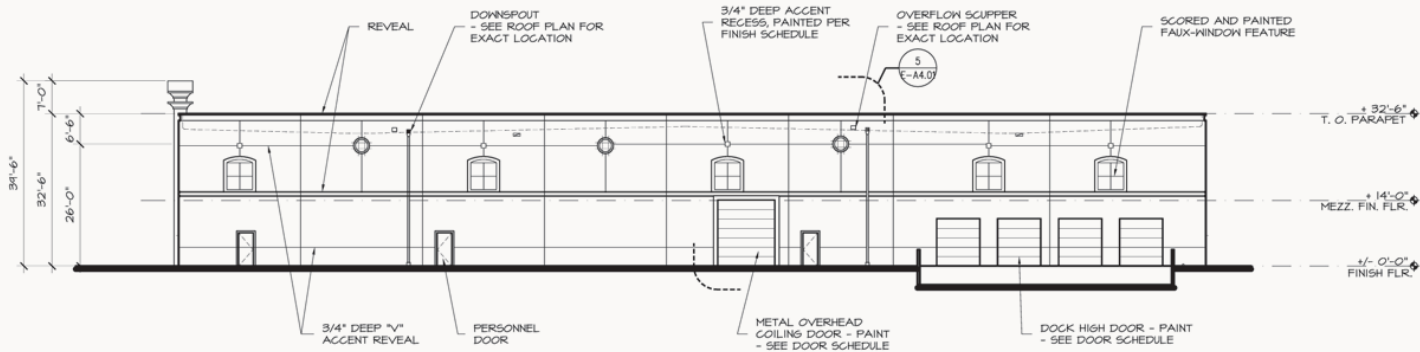
SOUTH EAST ELEVATION



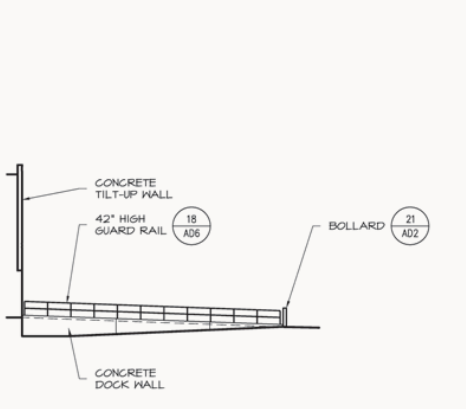
ELEVATIONS

FOR LEASE ON OPEN MARKET

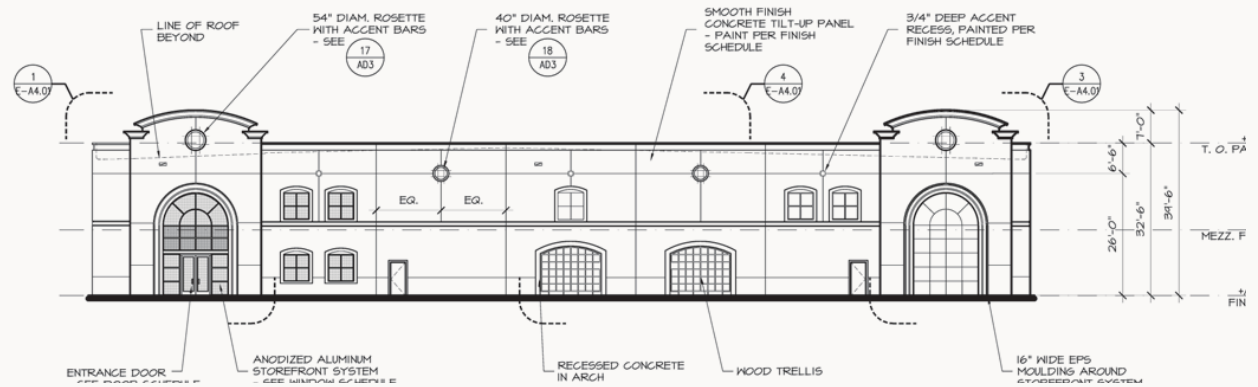
# 14868 LOS ANGELES ST.



SOUTH WEST ELEVATION



DOCK WALL



NORTH WEST ELEVATION

ELEVATIONS

# LOCATION



ADJACENT TO THE  
405, 10, 210, & 605  
FWYS



27 MINUTES  
FROM DTLA



ONTARIO INTERNATIONAL  
AIRPORT  
30 MIN | 23.9 MI

LOS ANGELES  
INTERNATIONAL AIRPORT  
45 MIN | 37 MI

BOB HOPE AIRPORT  
45 MIN | 30.5 MI



COMMUTER RAIL

BALDWIN PARK METROLINK  
3 MIN | 0.6 MI



2.2 MILES



LOS ANGELES ST.

SUBJECT PROPERTY

ALDERSON AVE.



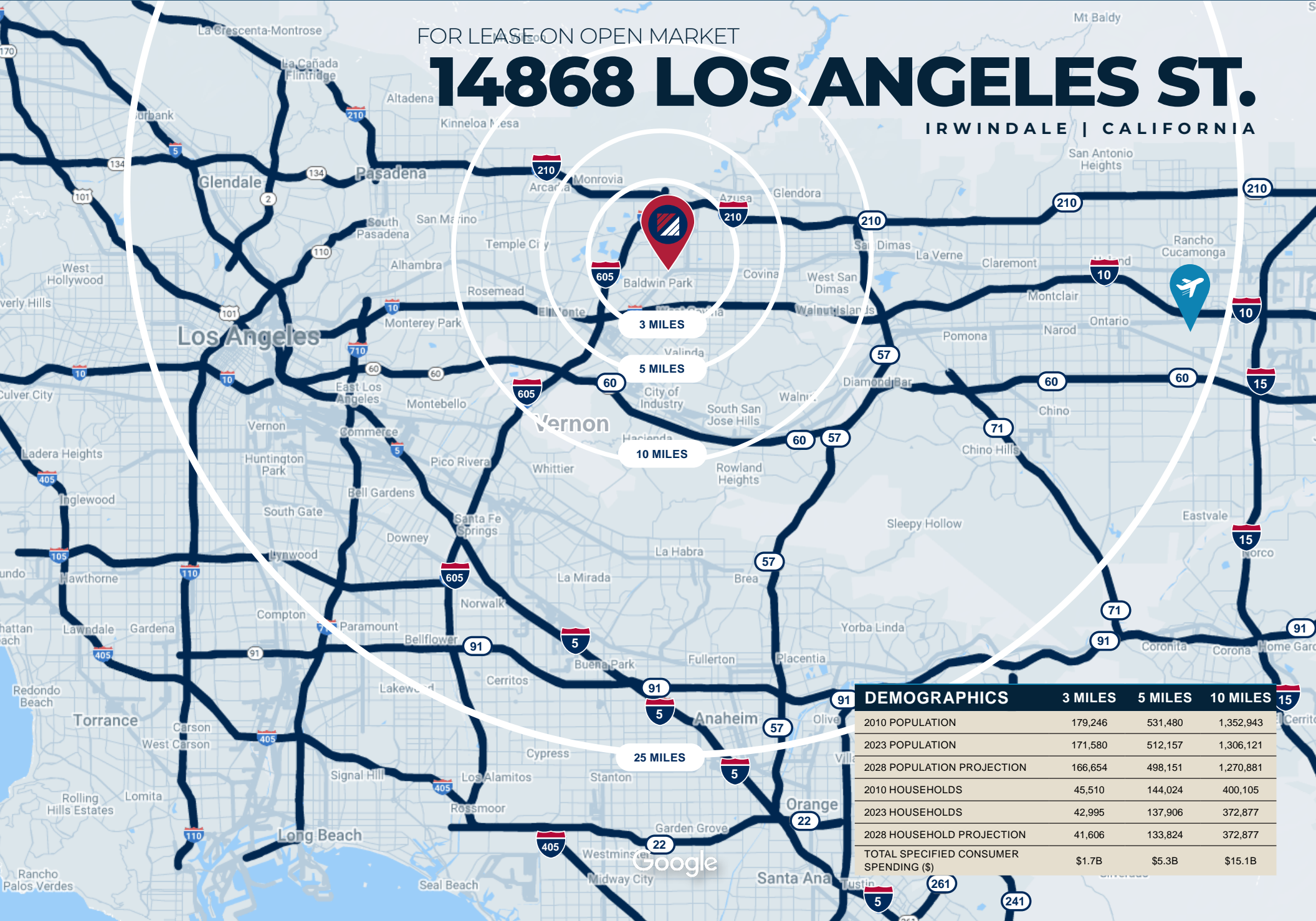
2 MILES

# LOCATION MAP

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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES	15
2010 POPULATION	179,246	531,480	1,352,943	
2023 POPULATION	171,580	512,157	1,306,121	
2028 POPULATION PROJECTION	166,654	498,151	1,270,881	
2010 HOUSEHOLDS	45,510	144,024	400,105	
2023 HOUSEHOLDS	42,995	137,906	372,877	
2028 HOUSEHOLD PROJECTION	41,606	133,824	372,877	
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.7B	\$5.3B	\$15.1B	