

NEW STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT

FOR SALE



± 46,120 SF ON ± 2.08 AC LOT

14868 Los Angeles St.

BLDG. E | IRWINDALE | CA

WWW.14868ALDERSONBLDGE.COM

DAUM
COMMERCIAL REAL ESTATE SERVICES

LOS ANGELES ST.

FOR SALE

14868

Los Angeles St.

2.2 MILES



SUBJECT PROPERTY

ALDERSON AVE.



2 MILES



±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

Los Angeles St. 14868

BUILDING HIGHLIGHTS

±46,120 SF ON ±2.08 AC LOT



±46,120 SF



±2.08 Acres



26' True Minimum Clear Height



4 Dock High Doors, 1 Grade Level Door



Extra Large Yard (±21,400 SF)
w/ Automatic Gate



Nightly Security Patrols (3 Times Per Night)



70 Parking



400 Amps Electrical Service
Expandable to 1200 Amps



High Speed Internet (Fiber Optic)



LED Warehouse Lighting



Forklift Charging Stations



Close Proximity to I-605, I-10 & I-210 Fwys



New State-of-the-art
Industrial Development



8" Reinforced Concrete Slab

14868 Los Angeles Street is a newly constructed, state-of-the-art industrial facility located in the Alderson Business Park in Irwindale, California. The property spans approximately 46,120 square feet on a ±2.08-acre lot and is available for sale or lease. This Class A industrial development offers modern amenities and robust infrastructure, catering to distribution, manufacturing, and logistics operations.



FOR SALE
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Los Angeles St.



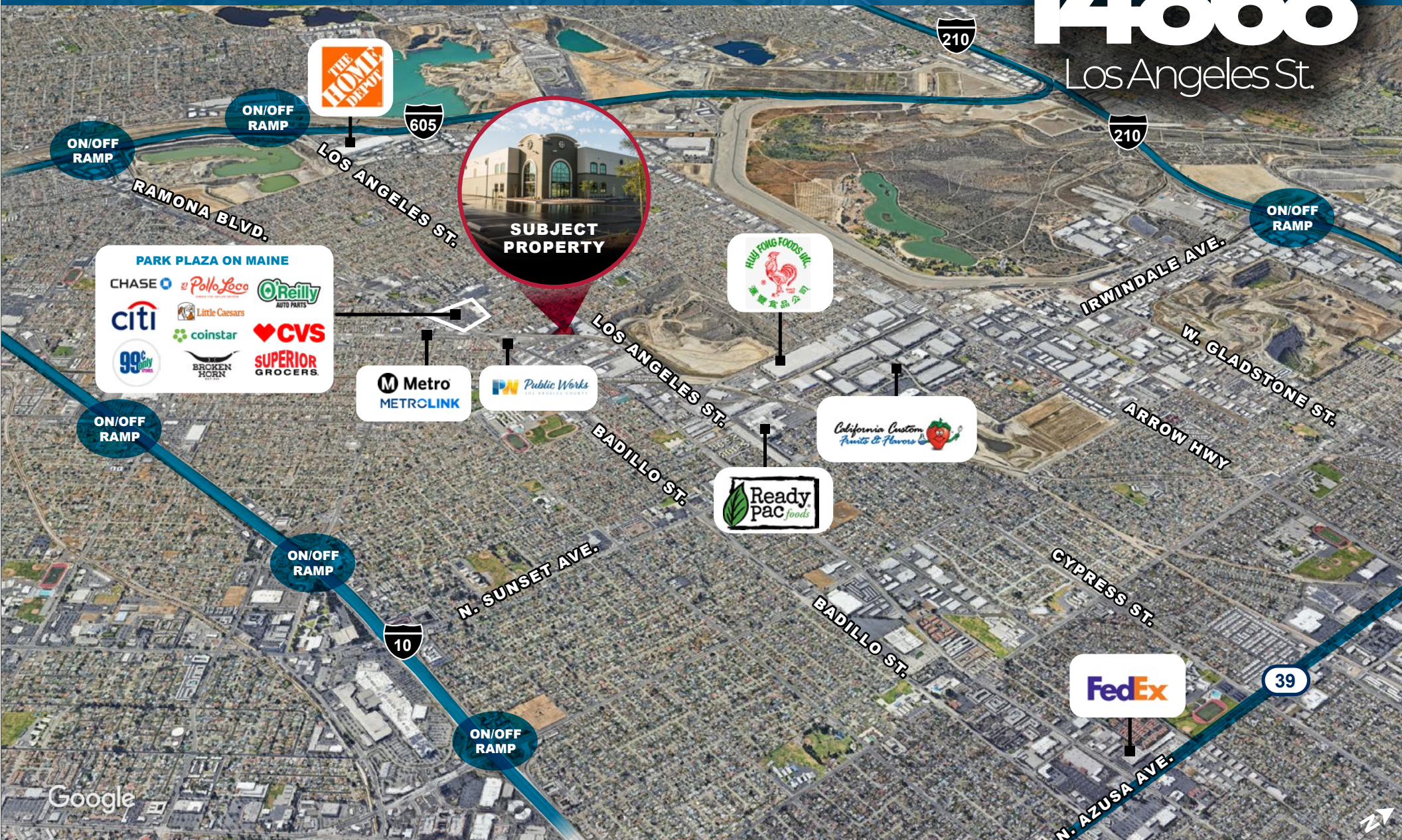
AMENITIES MAP

±46,120 SF ON ±2.08 AC LOT

FOR SALE

14868

Los Angeles St.



Los Angeles St.
14868

RACKING PLAN

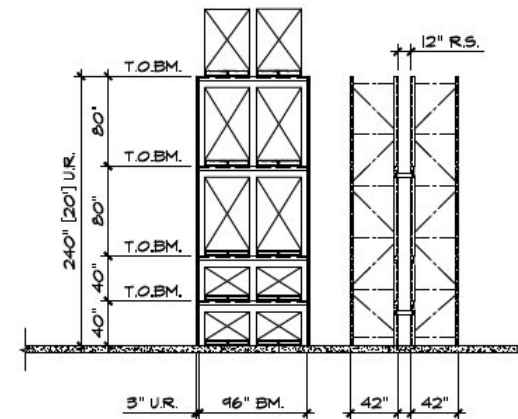
± 46,120 SF ON ± 2.08 AC LOT



PHASE 2 PALLET POSITIONS: 1,001

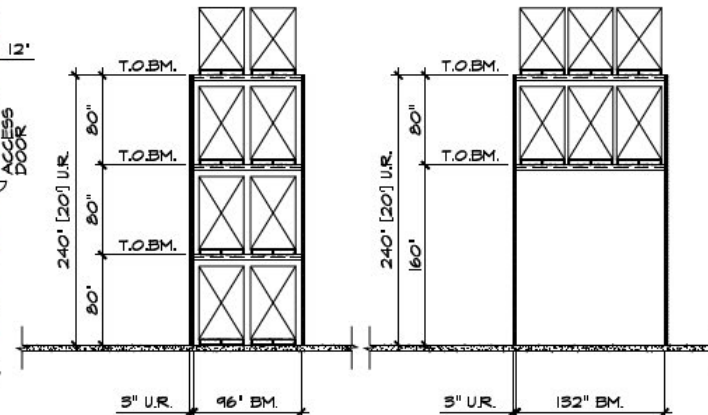
Phase 1 Pallet Positions: 2,378

Total: 3,379



PALLET RACK

FOR EXIT TUNNEL, REMOVE 1ST LEVEL



RACK

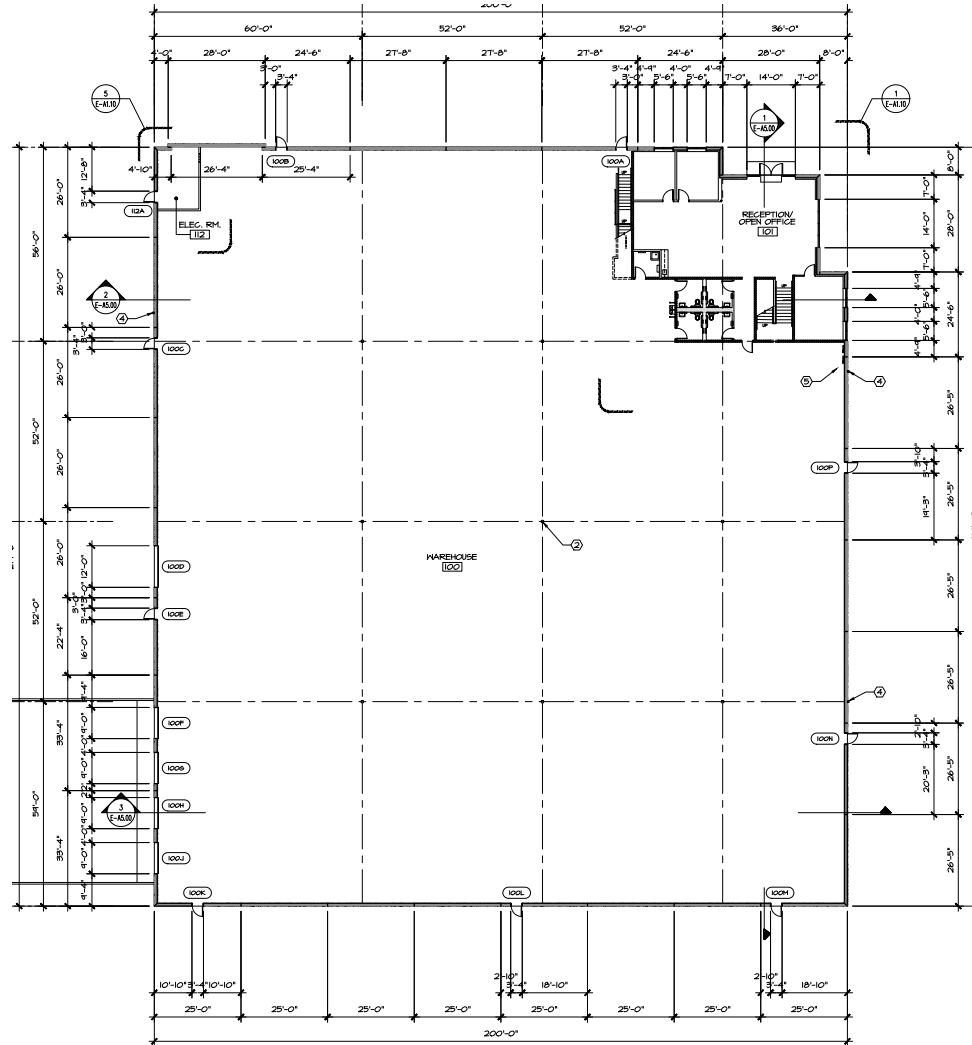
FOR TUNNEL, REMOVE
BOTTOM PALLETS

TUNNEL

Los Angeles St. 14868

FLOOR PLAN

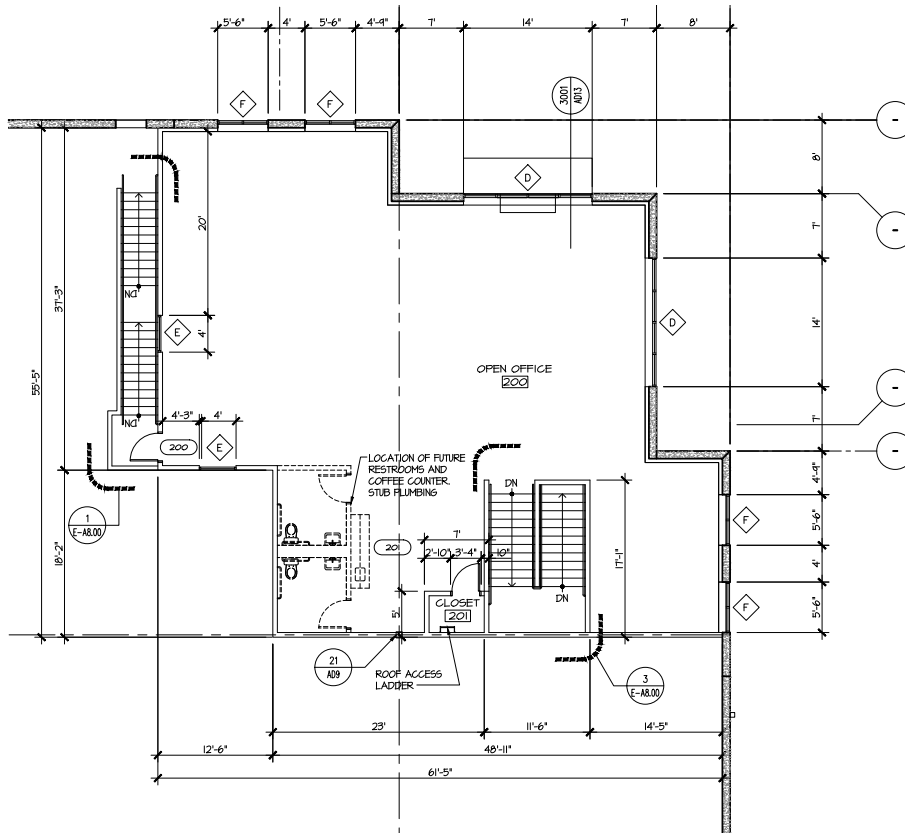
±46,120 SF ON ±2.08 AC LOT



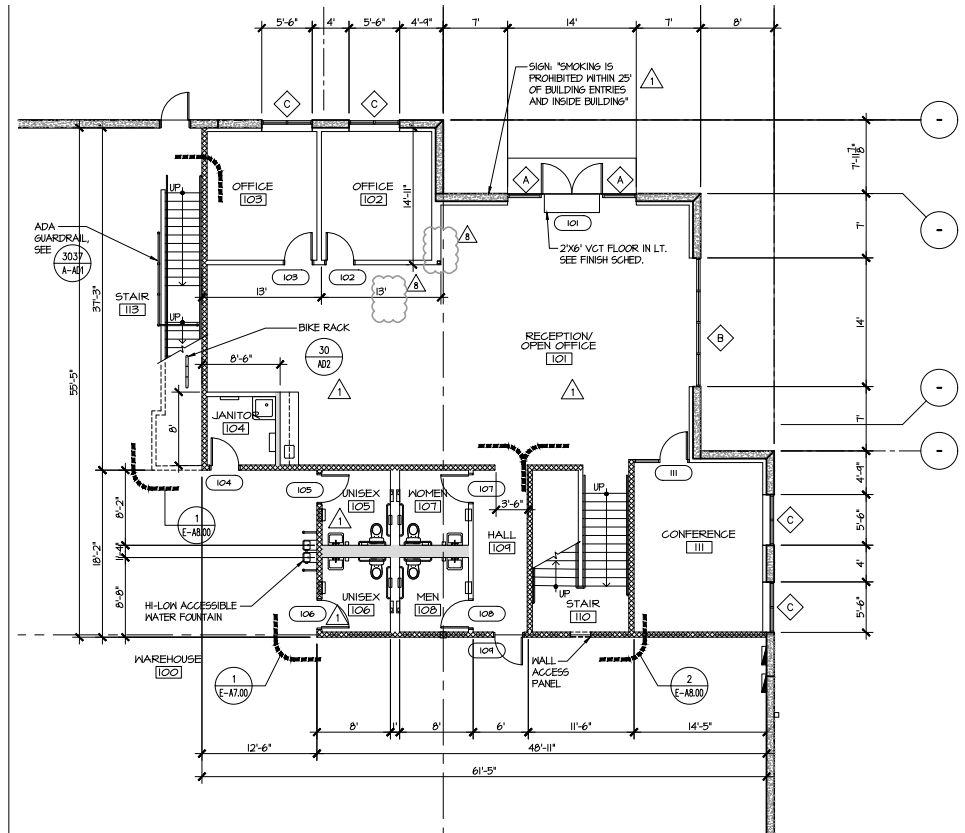
Los Angeles St. 14868

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

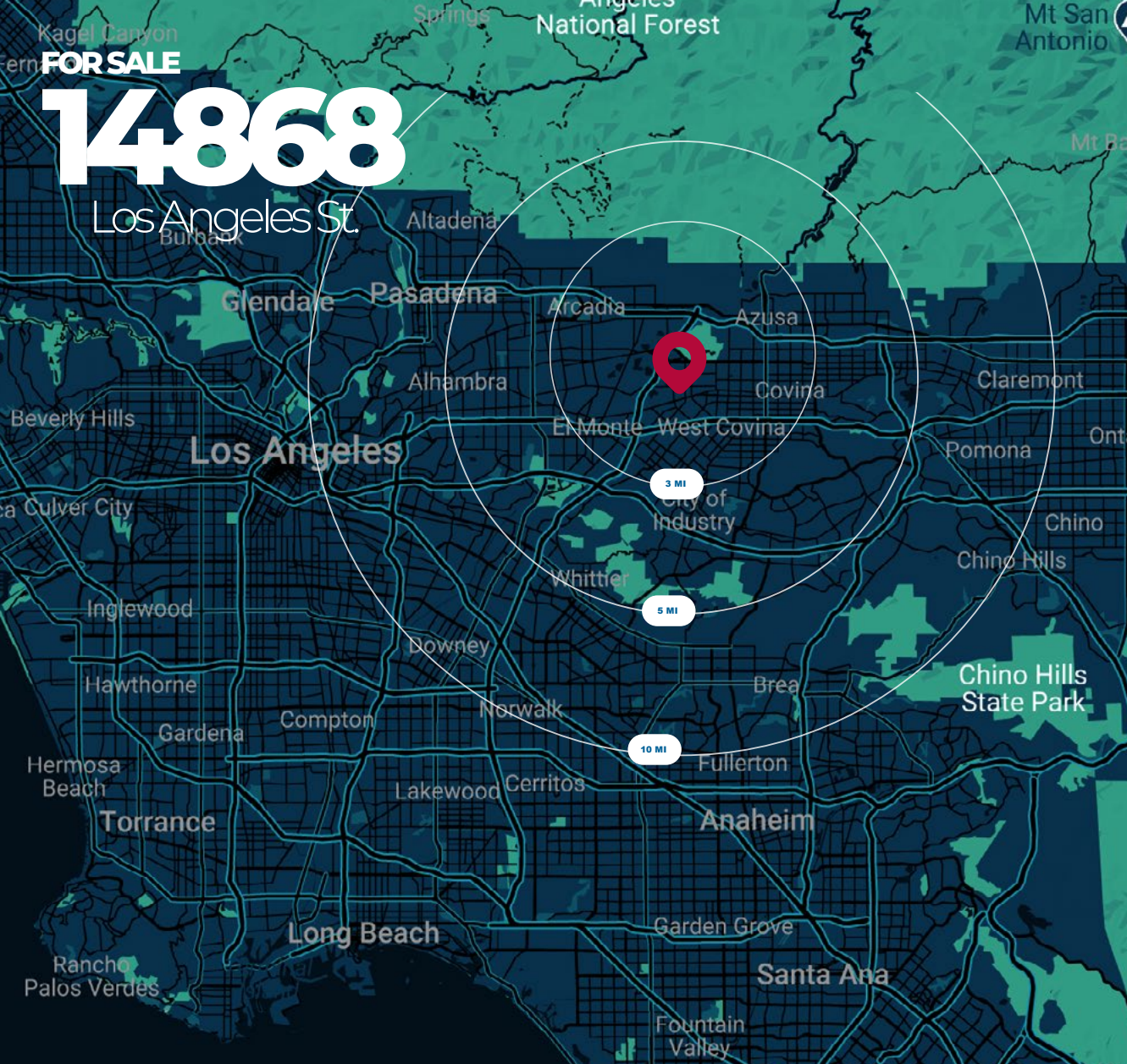
±46,120 SF ON ±2.08 AC LOT



ENLARGED MEZZANINE OFFICE PLAN



ENLARGED FIRST FLOOR OFFICE PLAN



Kagel Canyon
FOR SALE
14868
Los Angeles St.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
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

LOCATION + DRIVE TIME



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



27 MINUTES
FROM DTLA



ONTARIO
INTERNATIONAL
AIRPORT
30 MIN | 23.9 MI



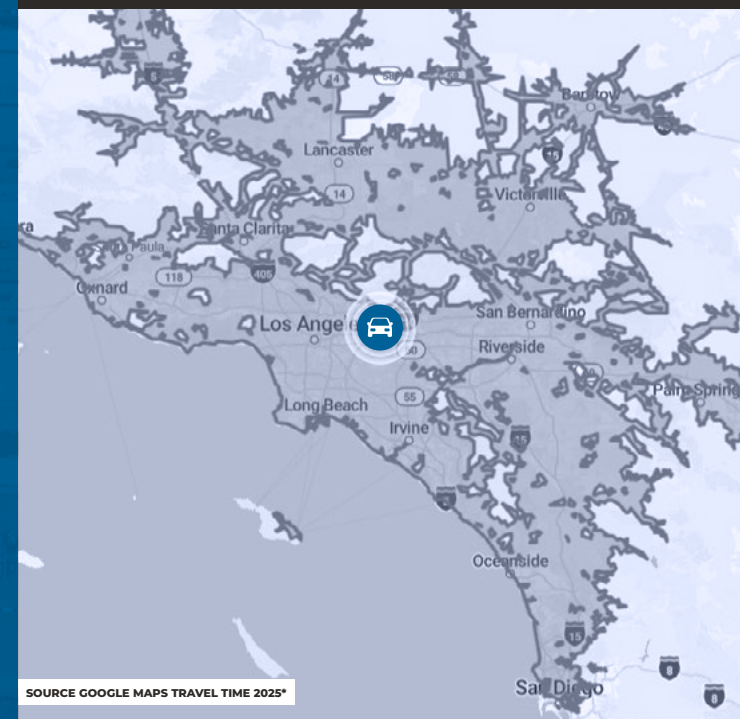
COMMUTER RAIL

BALDWIN PARK
METROLINK
3 MIN | 0.6 MI

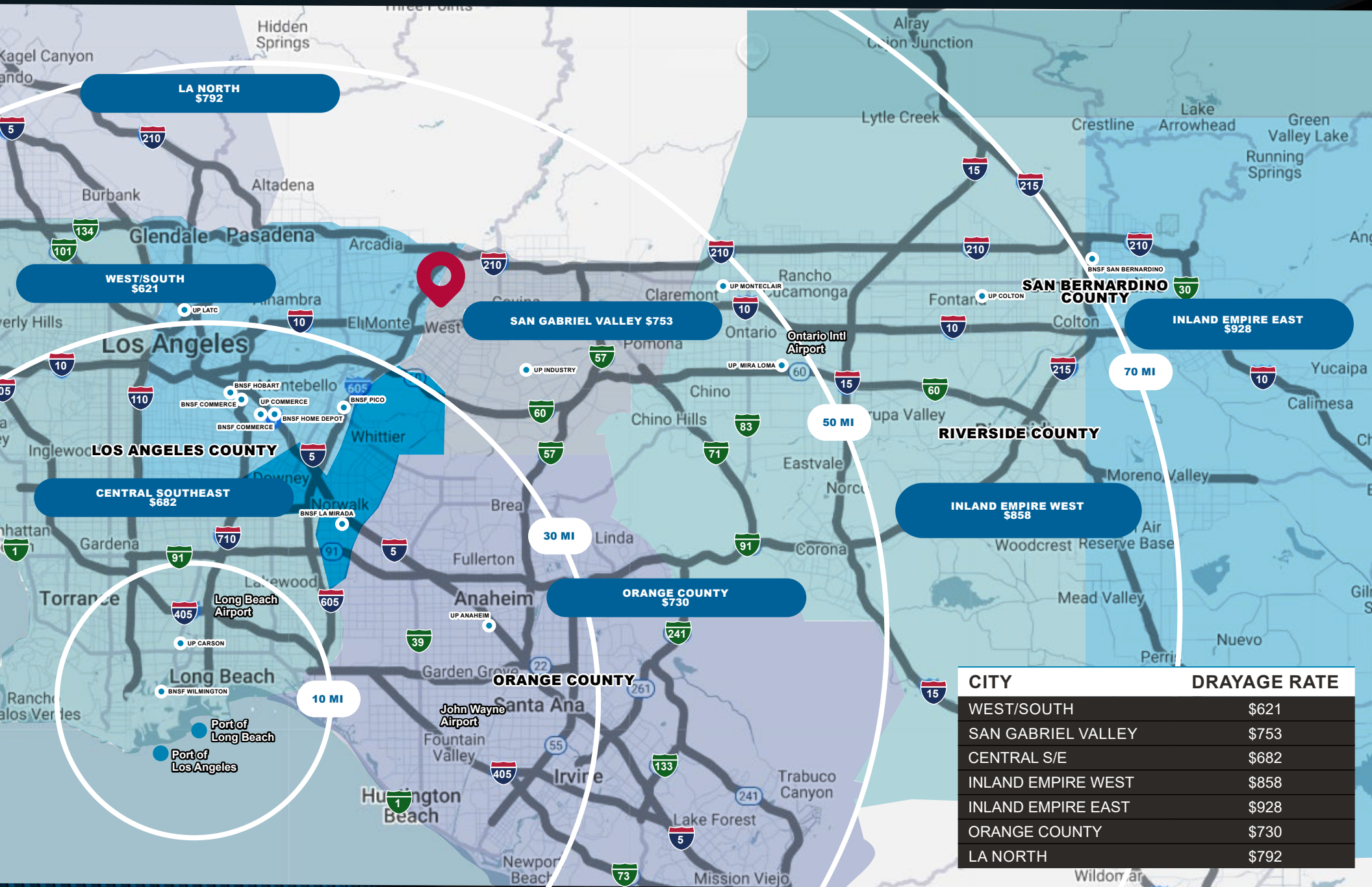
BOB HOPE AIRPORT
45 MIN | 30.5 MI

LOS ANGELES
INTERNATIONAL
AIRPORT
45 MIN | 37 MI

TWO (2) HOURS 0 MIN RADIUS



CONSIDERABLE DRAYAGE COST SAVINGS



FOR SALE

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