

± 159,067 SF AVAILABLE

# CANYON COMMERCE PARK

1025 N. TODD AVENUE, AZUSA • CA



**458,581 SF MASTER-PLANNED INDUSTRIAL PARK**

**7 BUILDING CAMPUS ON 23.4 ACRES**

BUILDINGS AVAILABLE FROM **28,795 TO 159,067 SF**

**ALERE**  
Property Group LLC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**CUSHMAN & WAKEFIELD**

1025 N. TODD AVENUE |  
AZUSA, CA

ALERE  
Property Group LLC

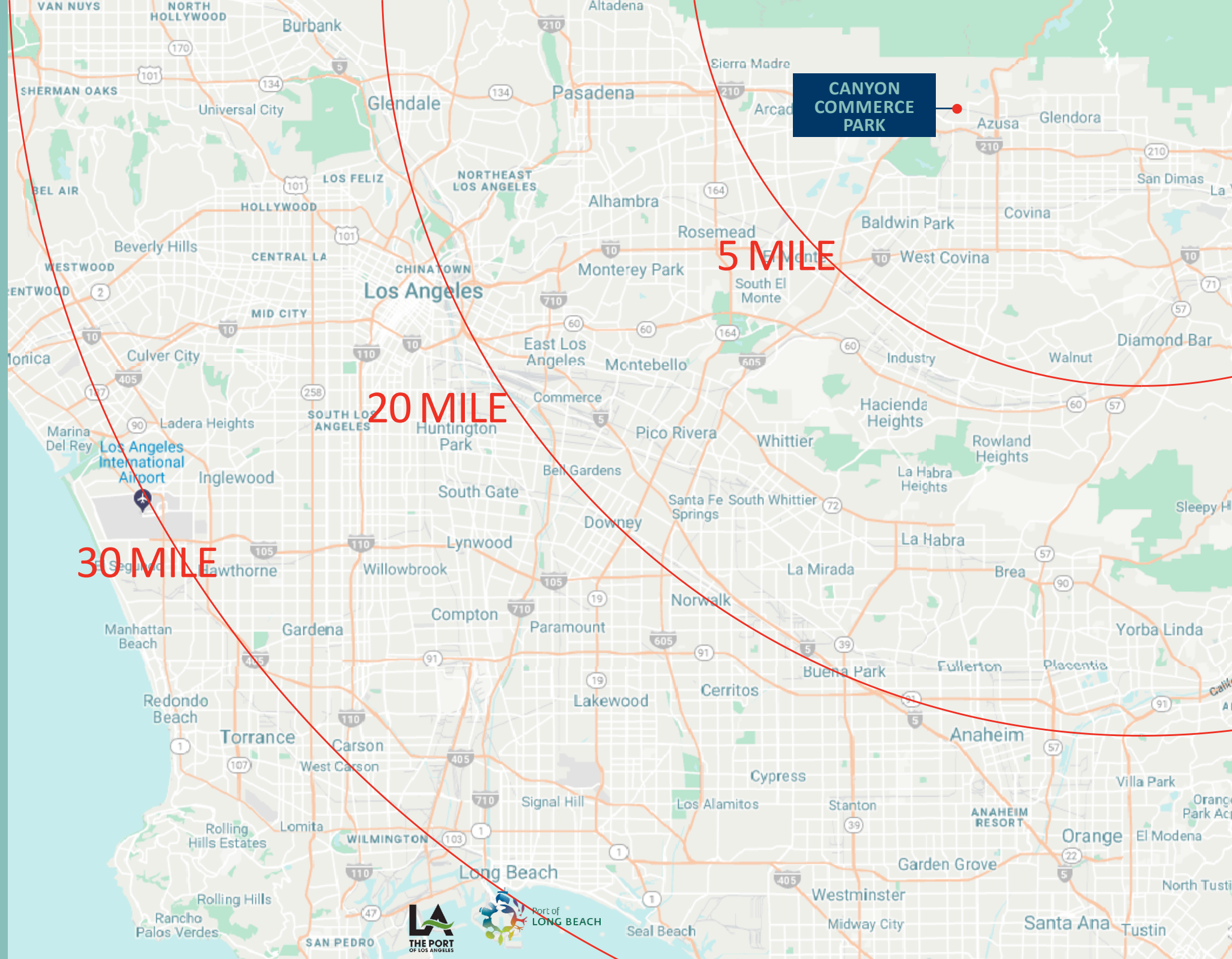


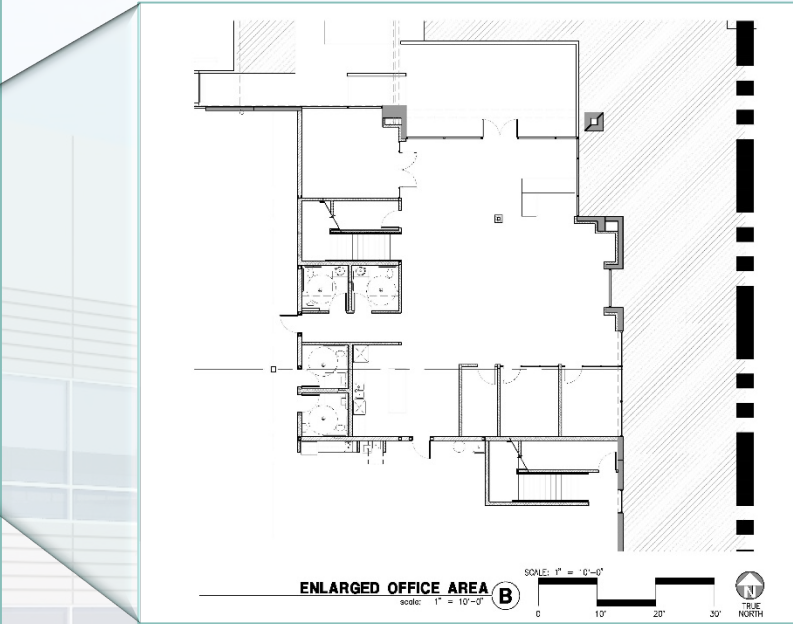
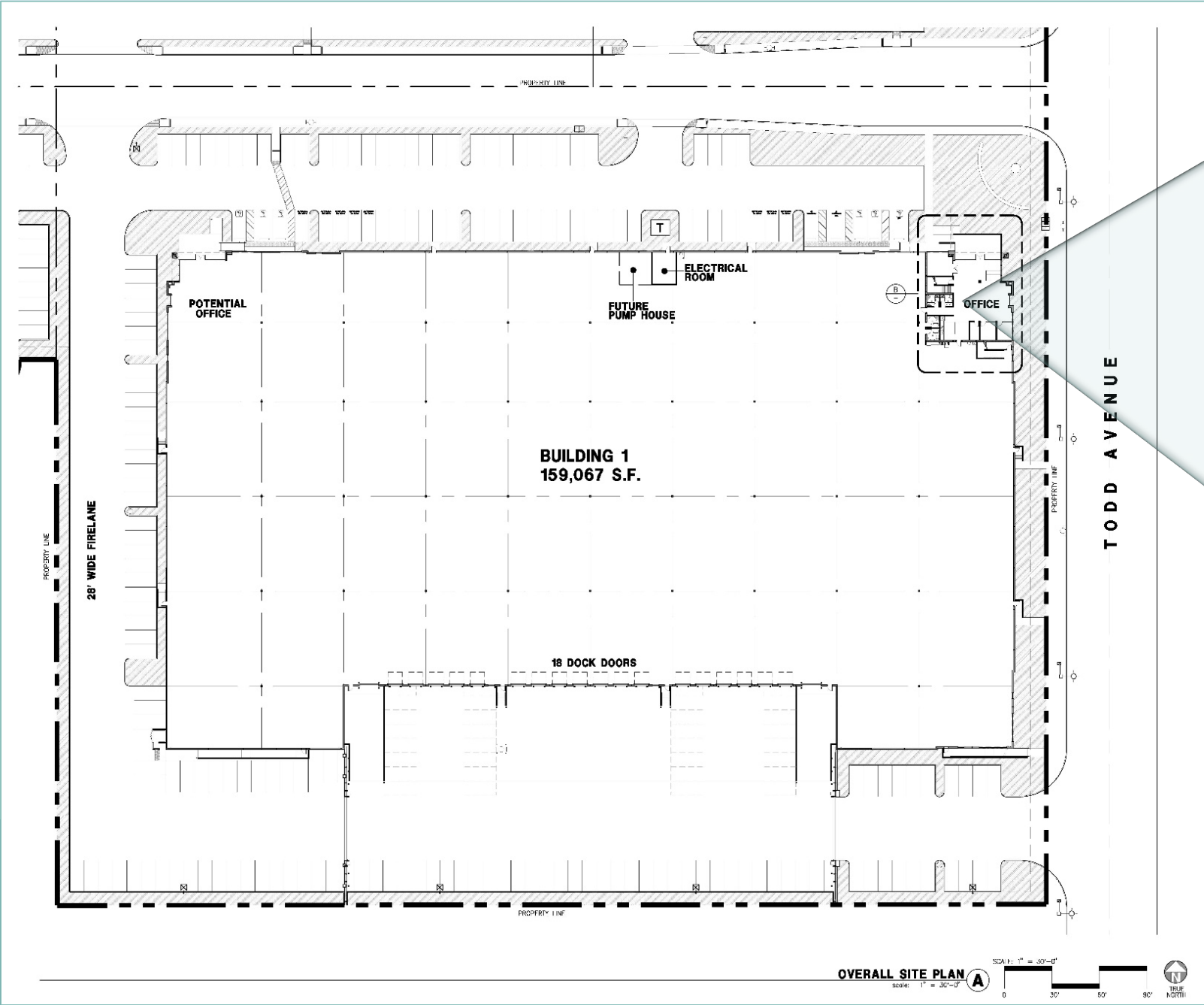
## BUILDING HIGHLIGHTS

- +/- 159,067 SF Building on 7.55 Acres
- +/- 5,929 SF Two-Story Office
- 32' Minimum Clear Height
- 18 Dock High, 2 Ground Level Doors
- Eight (8) 40K LB Capacity Dock Levelers
- ESFR Sprinkler System (K25 @ 20 PSI)
- Concrete Truck Court (187 Parking Stalls)
- High End Office Build Out
- Power: 3000 Amps 277/480v

## PROJECT HIGHLIGHTS

- Seven Buildings from 28,795 SF to 159,067SF
- Best in Class Development
- Institutional Ownership
- State-of-the-Art Construction
- Modern Distribution & eCommerce Buildings
- Immediate Access to (210), (605), (10), & (60) Freeways
- Outstanding Azusa Location
- Attractive City of Azusa Power Benefits





## SITE PLAN



## EXCLUSIVE AGENTS

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