



5539 AYON AVENUE &
16194 GLADSTONE STREET
IRWINDALE, CA 91706



PROPERTIES

The Area's Best

Industrial

Warehouse Space Value

+/-34,525

Total S.F. of open and flexible manufacturing space

BUILDING A

11,143

BUILDING B

23,382

Unlock the potential of this expansive industrial facility, ideally suited for heavy manufacturing, warehousing, or other large-scale industrial operations.

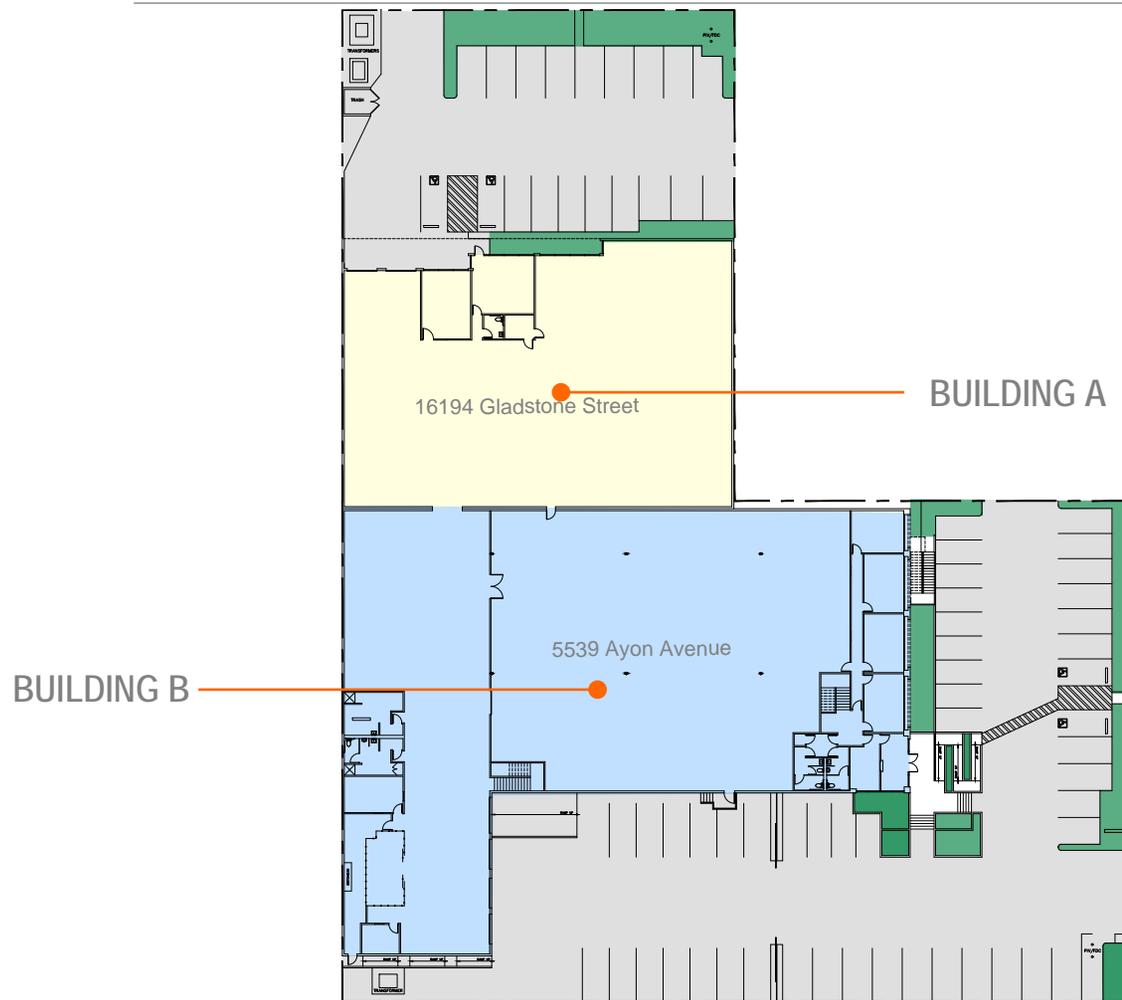
Situated in the prime industrial hub of Irwindale with excellent transportation access, this property offers robust infrastructure and space to scale your operations.

- High-capacity power supply for demanding manufacturing needs.
- Reinforced concrete floors capable of supporting heavy equipment and operations.
- Multiple dock-high and drive-in doors for seamless logistics.
- Integrated office space for administrative needs.
- Zoning: M2 (Manufacturing)



SITE PLAN

West Gladstone Street

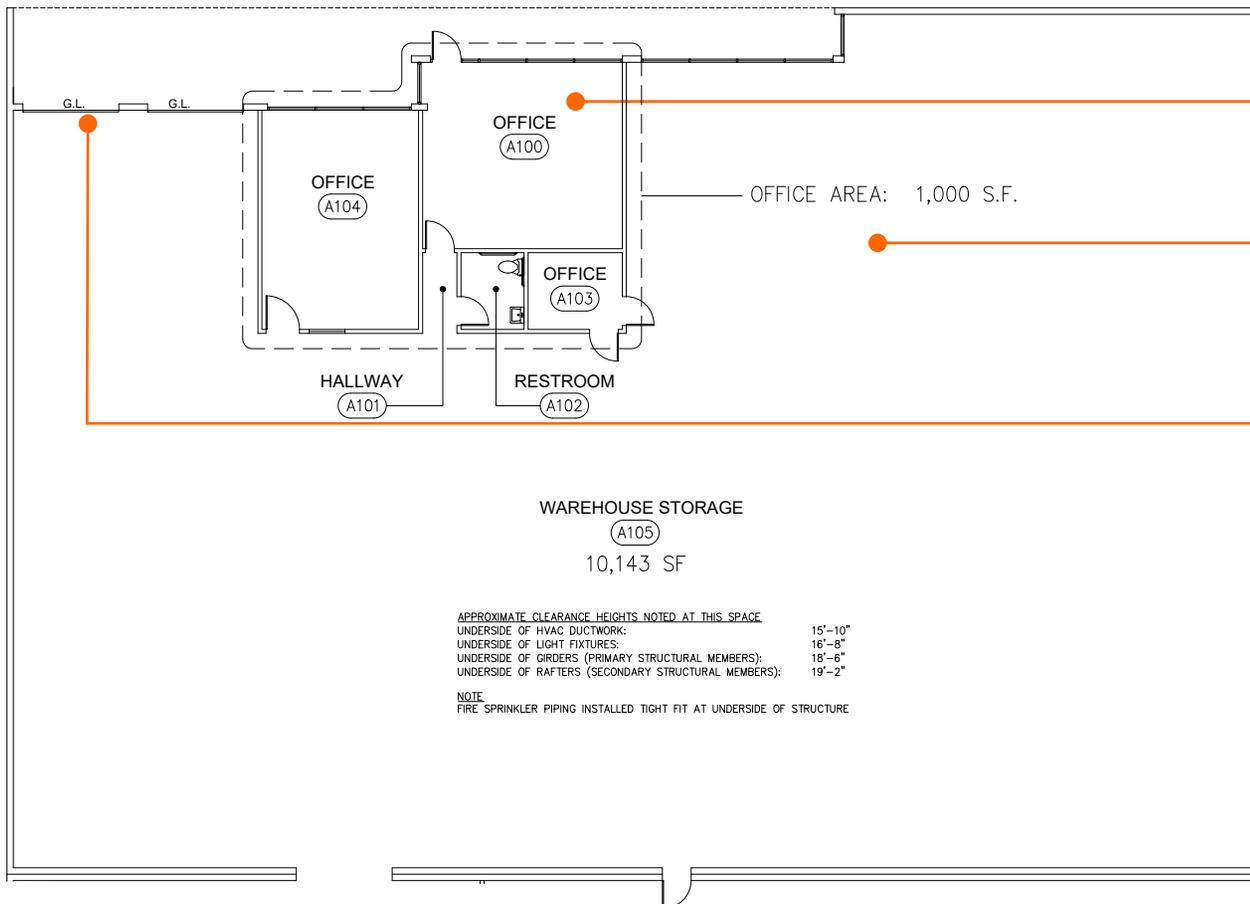


South Ayon Avenue



North

BUILDING A



OFFICE
1,000 S.F.

WAREHOUSE STORAGE
10,143 S.F.

(2) Ground Level Docks

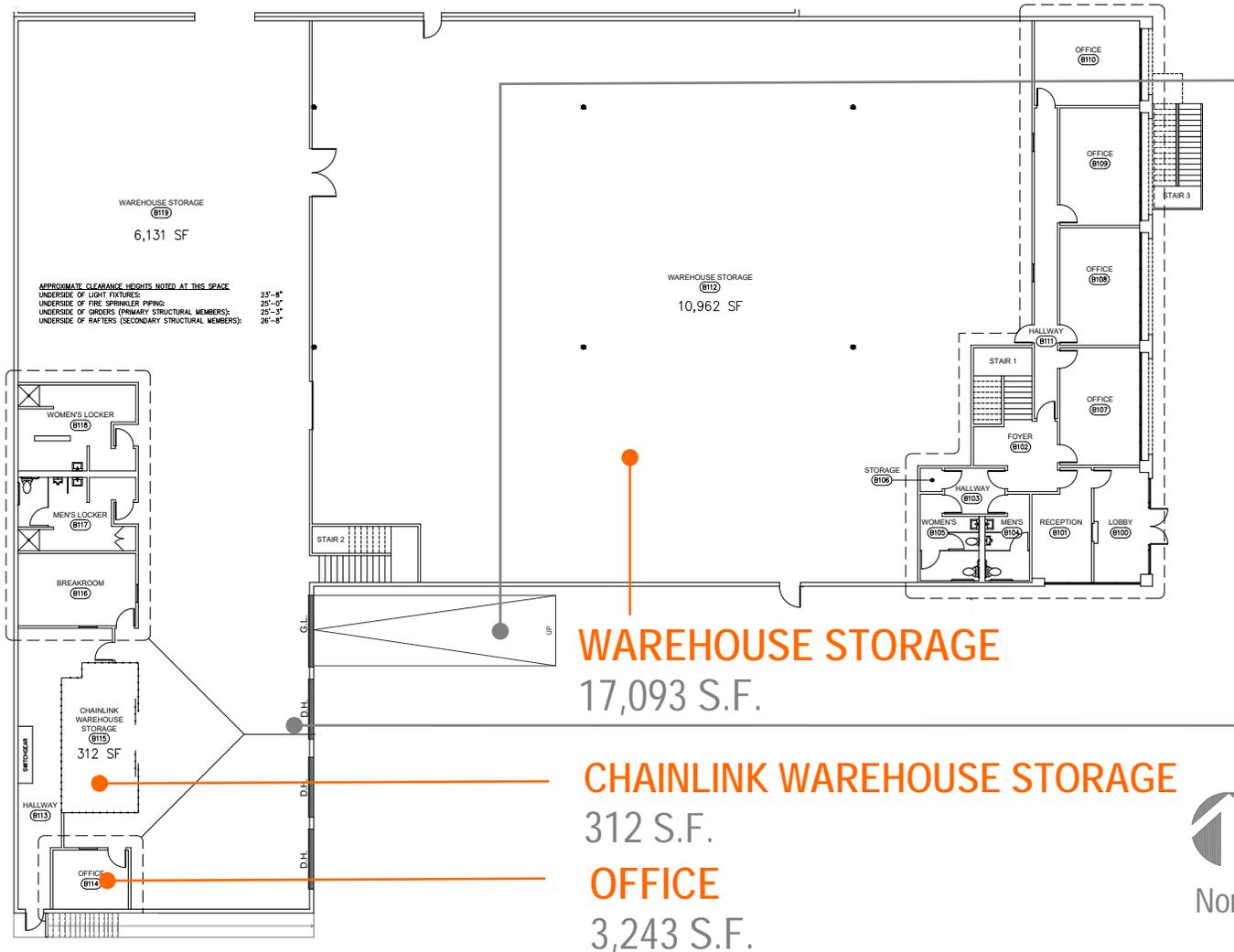
11,143 BUILDING A TOTAL S.F.

| Square Footage Summary | | | |
|------------------------------|-------|--------------------------------|-------------|
| Building | Floor | Location | S.F. |
| A | 1 | Office | 1,000 |
| A | 1 | Warehouse Storage | 10,143 |
| Building A Total - | | | 11,143 S.F. |
| B | 1 | Office | 3,243 |
| B | 1 | Warehouse Storage | 17,093 |
| B | 1 | Chainlink Warehouse Storage | 312 |
| Building B 1st Floor Total - | | | 20,648 S.F. |
| B | 2 | Office | 2,734 |
| B | 2 | Warehouse Storage (*No Charge) | 10,629 |
| Building B 2nd Floor Total - | | | 2,734 S.F. |
| Building B Total - | | | 23,382 S.F. |
| Total - | | | 34,525 S.F. |



BUILDING B

1st
FLOOR



(1) GROUND LEVEL DOCK

(3) DECK-HIGH DOCKS

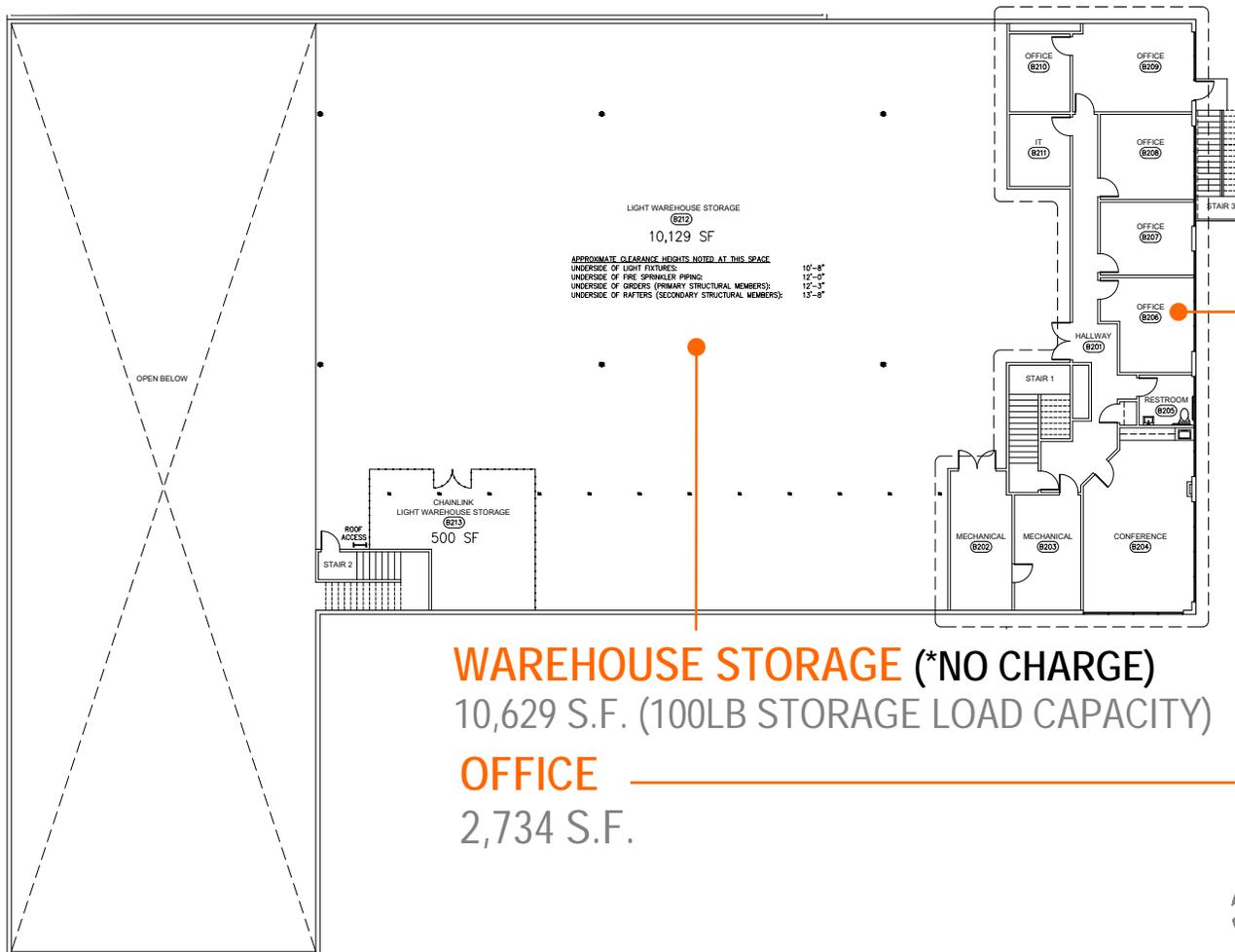
20,648 1ST FLOOR TOTAL S.F.

| Square Footage Summary | | | |
|----------------------------|-------|--------------------------------|-------------|
| Building | Floor | Location | S.F. |
| A | 1 | Office | 1,000 |
| A | 1 | Warehouse Storage | 10,143 |
| Building A Total | | | 11,143 S.F. |
| B | 1 | Office | 3,243 |
| B | 1 | Warehouse Storage | 17,093 |
| B | 1 | Chainlink Warehouse Storage | 312 |
| Building B 1st Floor Total | | | 20,648 S.F. |
| B | 2 | Office | 2,734 |
| B | 2 | Warehouse Storage (*No Charge) | 10,629 |
| Building B 2nd Floor Total | | | 2,734 S.F. |
| Building B Total | | | 23,382 S.F. |
| Total | | | 34,525 S.F. |



BUILDING B

2ND FLOOR



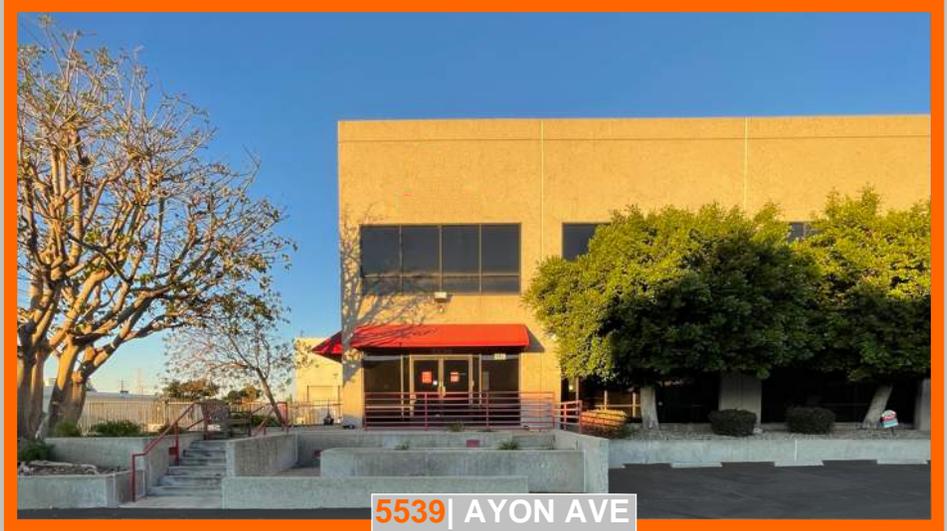
2,734 2ND FLOOR **TOTAL S.F.**

| Square Footage Summary | | | |
|------------------------------|-------|--------------------------------|-------------|
| Building | Floor | Location | S.F. |
| A | 1 | Office | 1,000 |
| A | 1 | Warehouse Storage | 10,143 |
| Building A Total - | | | 11,143 S.F. |
| B | 1 | Office | 3,243 |
| B | 1 | Warehouse Storage | 17,093 |
| B | 1 | Chainlink Warehouse Storage | 312 |
| Building B 1st Floor Total - | | | 20,648 S.F. |
| B | 2 | Office | 2,734 |
| B | 2 | Warehouse Storage (*No Charge) | 10,629 |
| Building B 2nd Floor Total - | | | 2,734 S.F. |
| Building B Total - | | | 23,382 S.F. |
| Total - | | | 34,525 S.F. |



The Area's Best
INDUSTRIAL
Warehouse Space Value





5539 AYON AVENUE &
16194 GLADSTONE STREET
IRWINDALE, CA 91706

Richard T. Hale III
Principal | Broker
+1 626 622 4253
Lic.01323213
RichardHale@crPropertiesRE.com



PROPERTIES

© 2025 CR Properties. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Updated: 5.13.25

File Path: L:\Hale Properties\5539 Ayon Avenue\Project Development\Marketing Brochure