

OFFERED FOR LEASE

IRWINDALE COMMERCE CENTER

63.3 ACRES NEW INDUSTRIAL BUILDING DEVELOPMENT



20 miles to DTLA



500 SPEEDWAY DRIVE, IRWINDALE, CA 91706
WWW.IRWINDALECOMMERCECENTER.COM

Development, Marketing & Management



REAL ESTATE GROUP





Reliance II



Irwindale Gateway

The Park at Live Oak

Irwindale Commerce Center

Arrow Hwy On/Off Ramp

Arrow Highway

Live Oak Highway

Arrow Highway

605 On Ramp

605 Off Ramp

Home Depot

FedEx

THE HIGHLIGHTS

Potential Square Footage

63.3-acres new industrial development fronting the San Gabriel (605) Freeway, immediate access at Live Oak Ave with potential to build up to 1,378,000 sq ft of industrial business park uses.

25 Million Population Center

The site is proximate to the Ports of LA/Long Beach and 20 miles from downtown Los Angeles with the ability to reach all of Southern California's 25 M population in under 2 hours.

The Race for Space

There is not enough supply in Southern California to meet the rapidly increasing demand in the industrial market and this 63.3-acre site offers opportunity to scale in the scarcity.

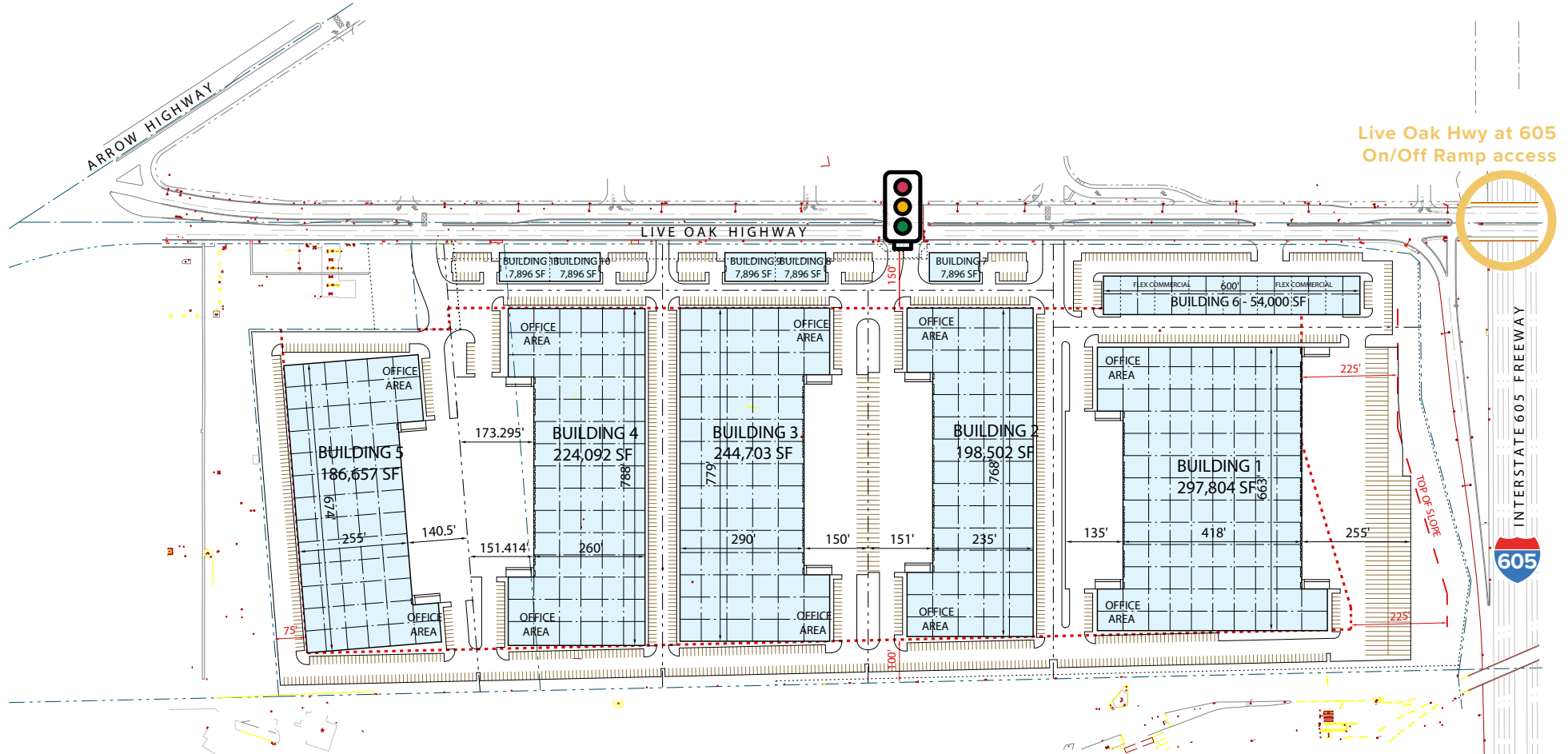
Aging Inventory

80% of the industrial inventory in LA County is over 25 years old and doesn't meet today's industrial customer demand for "state of the art" industrial logistics facilities, all deliverable at Irwindale Commerce Center.

LA #1

Southern California industrial recorded the highest demand and lowest vacancy rate of all 52 U.S. industrial markets JLL recorded for 2022.

POSSIBLE SAMPLE SITEPLAN



OCCUPIER FLEXIBILITY

BUILDINGS UP TO 1,378,000 SF

LOCATION, LOCATION LOCATION

**Irwindale
Commerce Center**

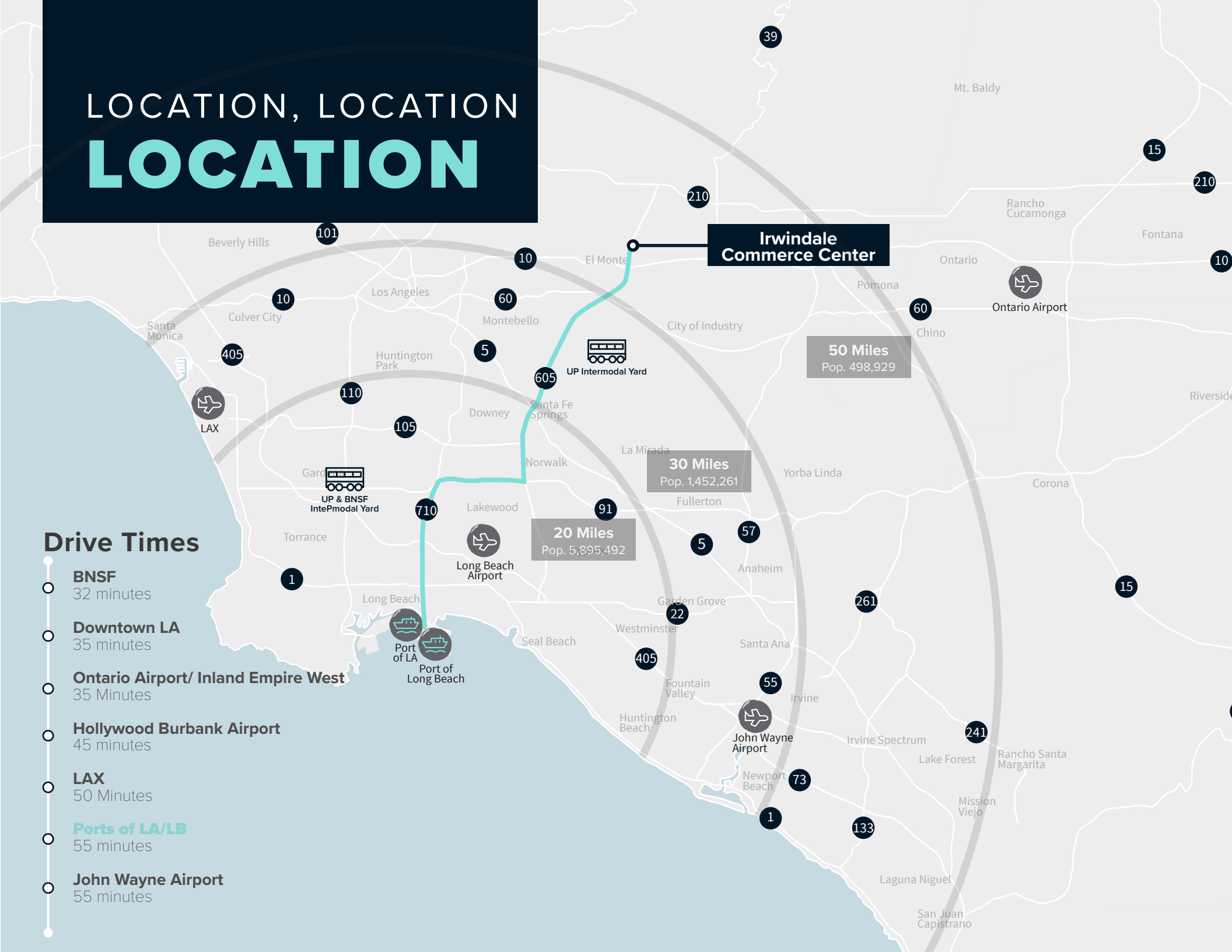
50 Miles
Pop. 498,929

30 Miles
Pop. 1,452,261

20 Miles
Pop. 5,895,492

Drive Times

- BNSF**
32 minutes
- Downtown LA**
35 minutes
- Ontario Airport/ Inland Empire West**
35 Minutes
- Hollywood Burbank Airport**
45 minutes
- LAX**
50 Minutes
- Ports of LA/LB**
55 minutes
- John Wayne Airport**
55 minutes





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LOUIS TOMASELLI

Executive Managing Director
+1 949 885 2985
Louis.Tomaselli@jll.com
Re Lic. # 00904844

MIKE FOWLER

Executive Managing Director
+1 310 597 2002
Mike.Fowler@jll.com
RE Lic # 01197983

DANNY REAUME

Managing Director
+1 626 825 0824
Danny.Reaume@jll.com
RE Lic # 01901656

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