

1344-1388 W FOOTHILL BLVD

AZUSA, CA 91702



Stephen Lam
Vice President
626.204.1514
slam@naicapital.com
CA DRE Lic. #01968038

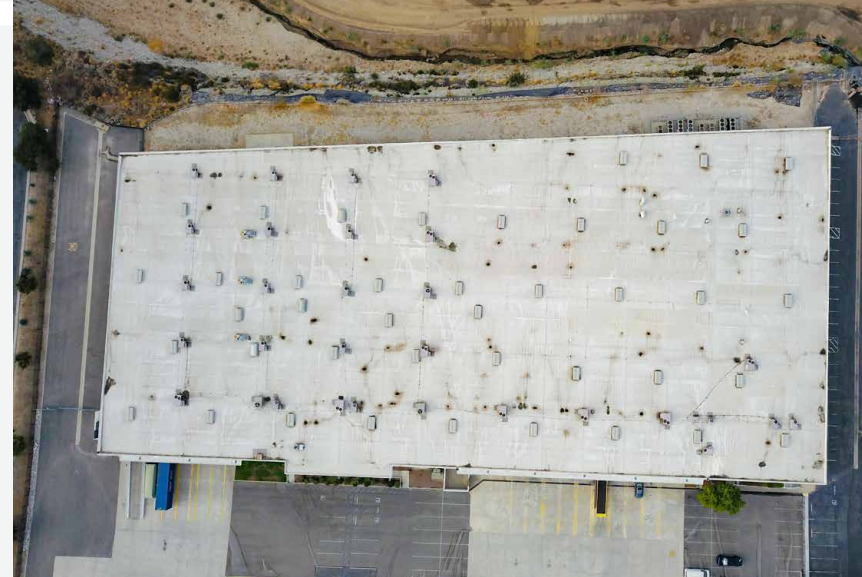
NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

01 | PROPERTY OVERVIEW

LOCATED ALONG W FOOTHILL BLVD IN AZUSA, this opportunity offers users the ability to occupy a substantial warehouse area without leasing an entire industrial facility.

The available premises provide a straightforward rectangular warehouse configuration, allowing tenants to efficiently organize inventory, equipment, production areas, and operational functions.

- ✓ 12,650 SF available for sublease
- ✓ Approximately 53,294 SF total building size
- ✓ Approx. 55' 5" width
- ✓ Approx. 229' 6" depth
- ✓ Large, efficient warehouse footprint
- ✓ Industrial warehouse environment
- ✓ Located along W Foothill Blvd
- ✓ Convenient access to the surrounding San Gabriel Valley industrial market





12,650 SF CLEARLY DEFINED SUBLEASE AREA

The available premises comprise approximately 12,650 SF of the larger building and are identified by the highlighted area on the accompanying floor plan.

The space provides an approximately 55' 5" wide by 229' 6" deep configuration, creating a long and efficient warehouse footprint.

FUNCTIONAL WAREHOUSE CONFIGURATION

The available area is primarily configured as warehouse space, providing an efficient environment for businesses that require additional storage, distribution, or operational capacity.

The floor plan illustrates the relationship between the available premises and the balance of the existing facility, allowing prospective tenants to clearly understand the location and boundaries of the sublease area.

PREMISES IDENTIFICATION

The accompanying floor plan highlights the available premises in yellow, while the aerial photograph identifies the corresponding area within the building with a red outline.

This provides prospective tenants with a clear visual reference to the exact portion of the building being offered for sublease.

03 | LOCATION & OPPORTUNITY

WELL POSITIONED IN THE SAN GABRIEL VALLEY

Situated on W Foothill Blvd in Azusa, the property provides an opportunity for businesses to establish or expand their warehouse operations within the established San Gabriel Valley industrial market.

The location provides convenient connectivity to surrounding communities throughout the San Gabriel Valley and Los Angeles region, making the property a practical option for businesses serving local, regional, and broader Southern California markets.

An Efficient Alternative to Full-Building Occupancy There are already racks in place and fit approximately 440 pallets when fully loaded with max 2,000lb per pallet.

For companies that do not require an entire industrial building, this sublease provides an opportunity to secure approximately 12,650 SF of warehouse space within a larger facility.

The defined footprint offers a practical balance between space, functionality, and operational efficiency.



RIGHT-SIZED FOOTPRINT

12,650 SF provides substantial warehouse capacity while avoiding the commitment of leasing an entire 53,294 SF facility.



EFFICIENT LAYOUT

The approximately 55' x 229' configuration provides a straightforward footprint that can be efficiently organized around storage, staging, production, or distribution functions.



SAN GABRIEL VALLEY LOCATION

Positioned in Azusa with access to surrounding industrial markets throughout the San Gabriel Valley.



CLEARLY DEFINED PREMISES

The available area is specifically identified on the accompanying floor plan and aerial photograph, providing clarity for prospective tenants.

04 | AERIAL MAP





1344-1388 W FOOTHILL BLVD

AZUSA, CA 91702

Stephen Lam
Vice President
626.204.1514
slam@naicapital.com
CA DRE Lic. #01968038

NAI Capital
225 South Lake Ave, Ste M270
Pasadena, CA 91101
626.564.4800
naicapital.com