



±42,052 SF AVAILABLE FOR LEASE

FREESTANDING WAREHOUSE DISTRIBUTION FACILITY

2397 Bateman Avenue, Irwindale, CA

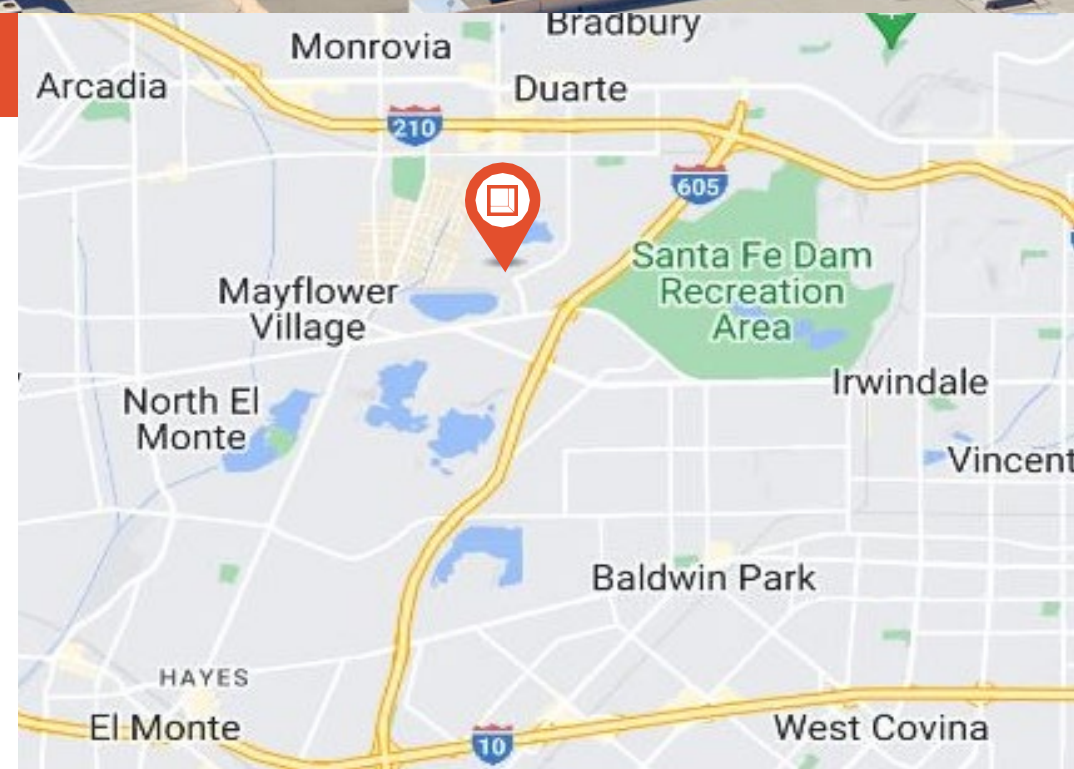
Large, Secured Yard

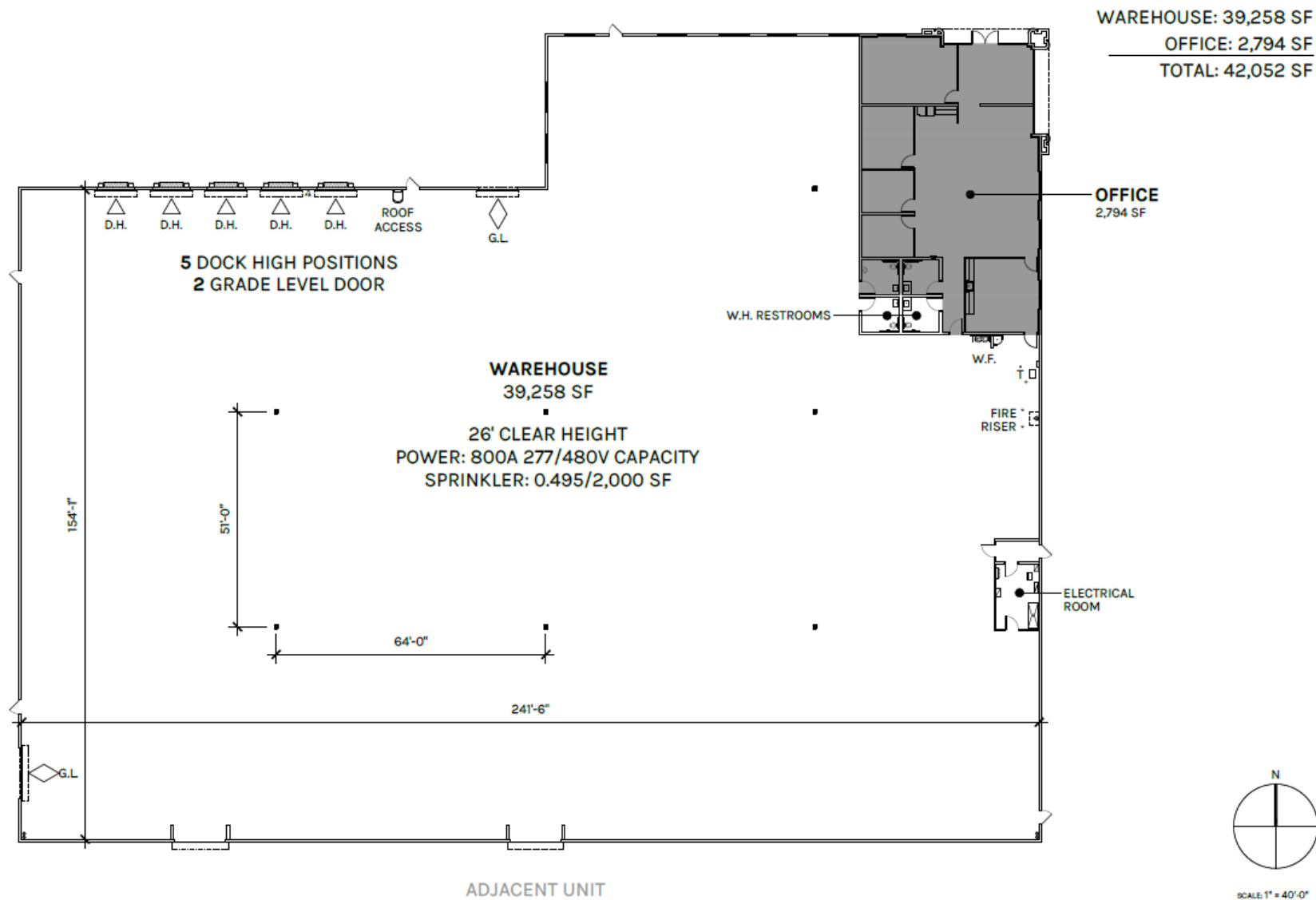




Property Highlights

- ±42,052 SF Building, Situated on ±1.9 Acres of M2 Zoned Land
- Approximately 2,794 SF of Brand New Offices
- Immediate Access to (605), (210) and (10) Freeways
- 5 Dock High Positions
- 2 Oversized Ground Level Door
- .495/2,000 Fire Sprinkler System
- Minimum 26' Clear Height
- Fenced & Secured Yard
- LED Warehouse Lighting & 3% Skylights
- 800 Amps (277-480v)

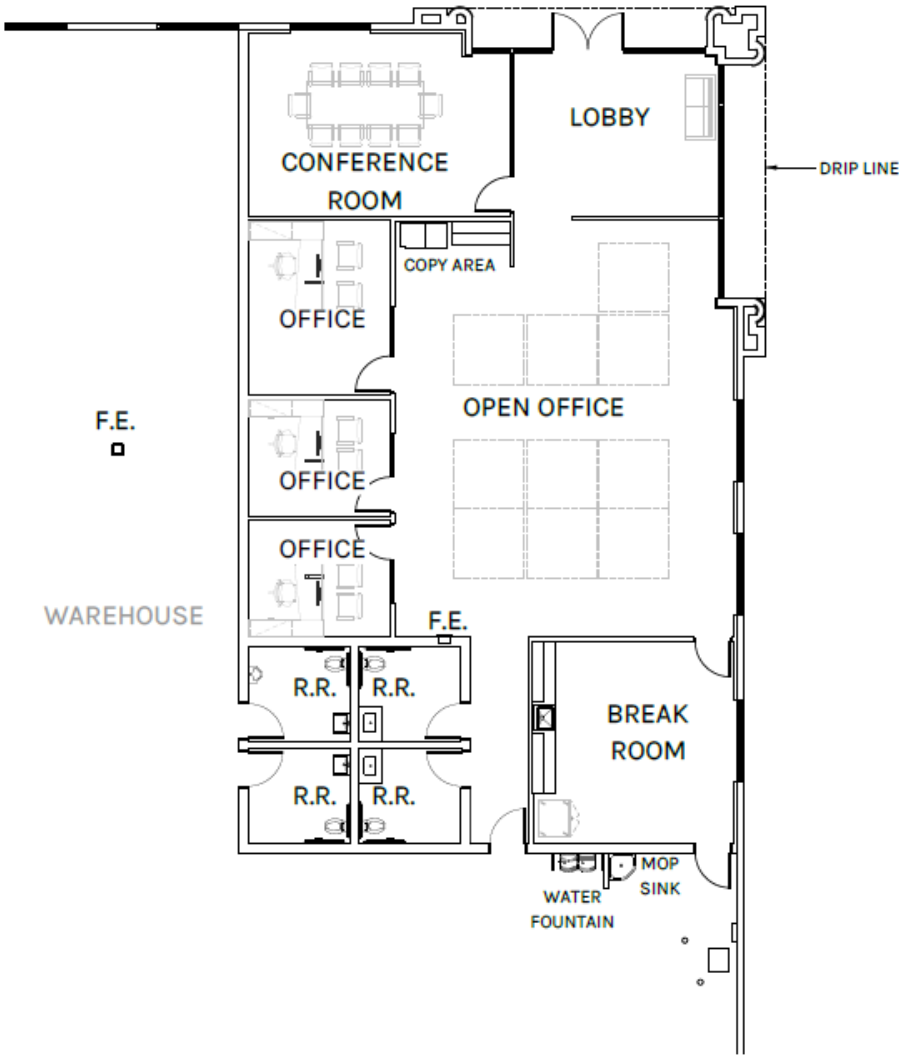




* Site plans deminsions and depictions are approximate.



WAREHOUSE: 39,258 SF
OFFICE: 2,794 SF
TOTAL: 42,052 SF



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Location Highlights

- Prime Irwindale Location
- Immediate Access to (605) Freeway via Arrow Highway & Live Oak
- Immediate Access to (210) Freeway via Buena Vista
- One of the Most Sought-After San Gabriel Valley Locations
- Outstanding San Gabriel Valley Opportunity
- Brand New +/- 2,794sf of Class A Offices
- 4 Restrooms
- Secured Private Yard





**Rexford
Industrial**

Leasing Contacts

CHRIS TOLLES

Executive Managing Director

213.955.5129

chris.tolles@cushwake.com

LIC # 01459899

ROBIN DODSON

Executive Managing Director

213.955.6460

robin.dodson@cushwake.com

LIC # 00956329

ERIK LARSON

Executive Managing Director

213.955.5126

erik.larson@cushwake.com

LIC # 01213790

MAYA SCHIRN

Associate

213.236.4931

Maya.schirn@cushwake.com

LIC # 02237054



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WAKEFIELD**

Cushman & Wakefield

900 Wilshire Blvd, Ste 2400

Los Angeles, CA 90017

cushmanwakefield.com

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