



129,619 SF AVAILABLE FOR LEASE

32' CLEAR HEIGHT | ESRF K-25 SPRINKLERS | UP TO 3,000 AMPS

4416 AZUSA CANYON ROAD

Irwindale, CA | San Gabriel Valley



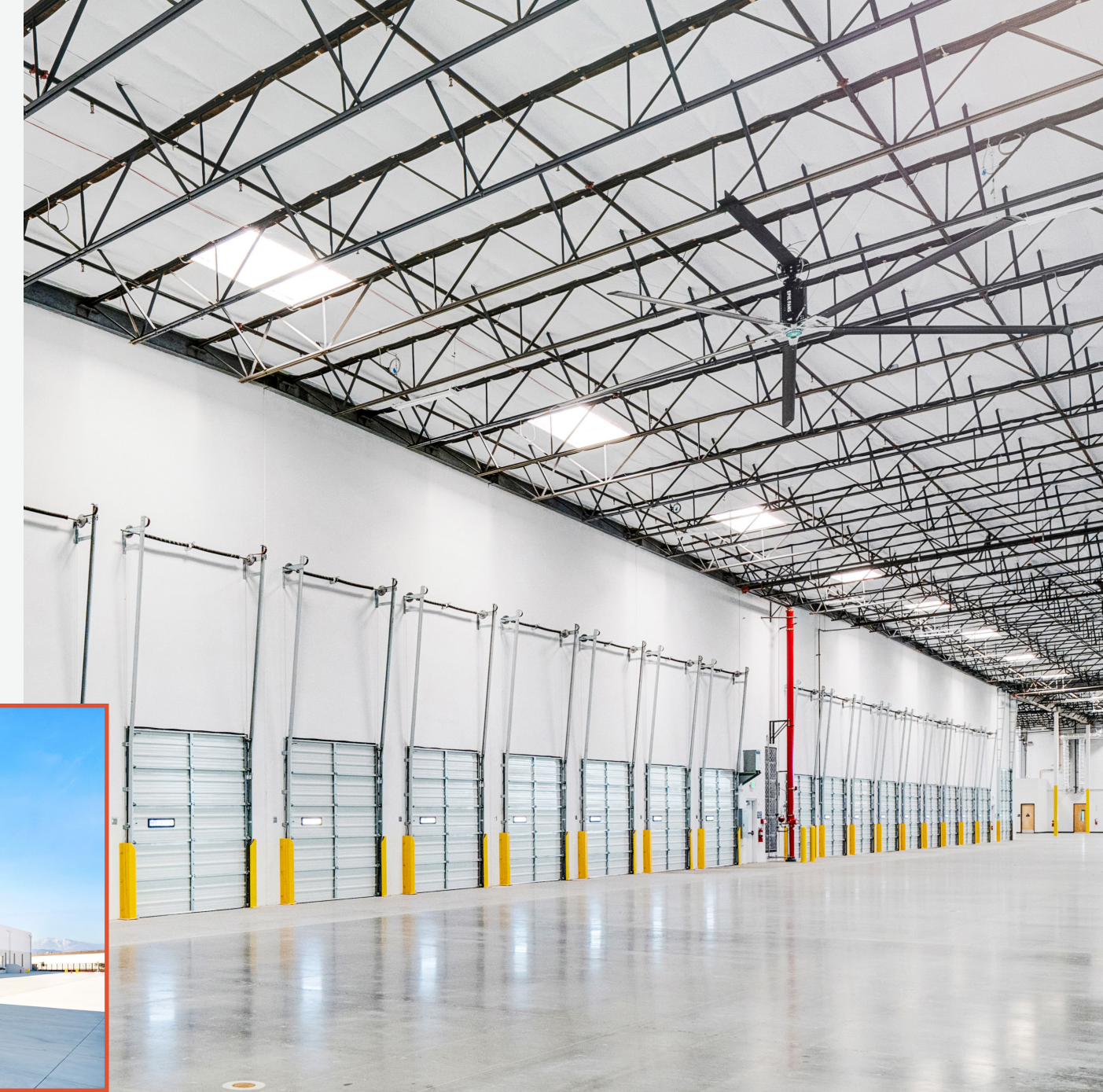
FEATURES

- 5.89 acre site
- 32' clear height
- 18 DH & 1 GL positions
- ESFR K-25 sprinklers
- Up to 3,000 amps, 277/480v
- Fenced, secured yard
- 119 parking stalls



ESG FEATURES

- Air exchange system with 3 HVLS fans reduces effective temperature (up to 11°) & improves air quality
- 60% energy & 75% water savings from efficient building systems & landscaping
- 13 EV charging stalls, expandable to 25 stalls
- 100% concrete site paving
- 143 kW solar system

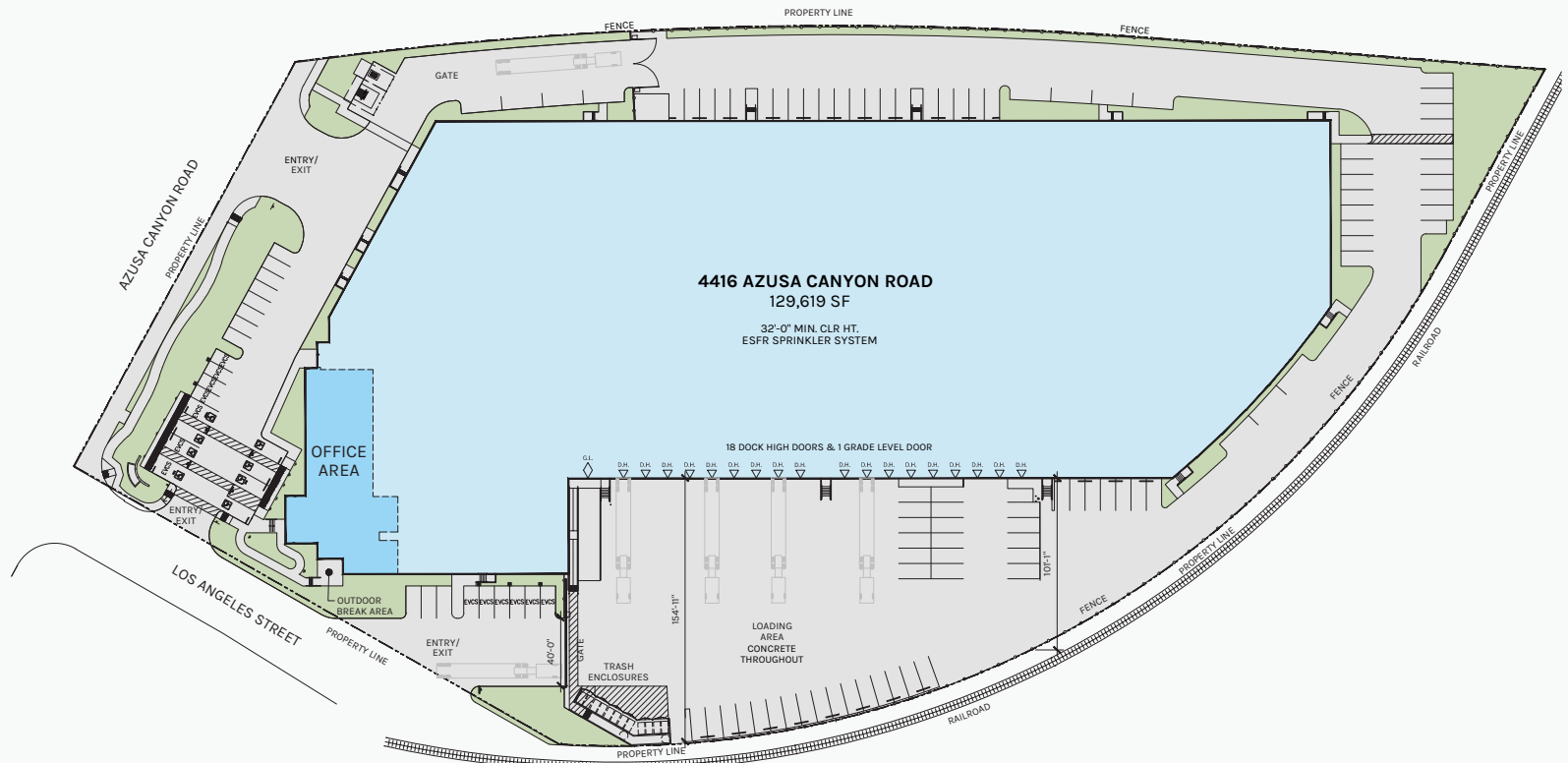


SITE PLAN

120,639 SF
WAREHOUSE

8,980 SF
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.

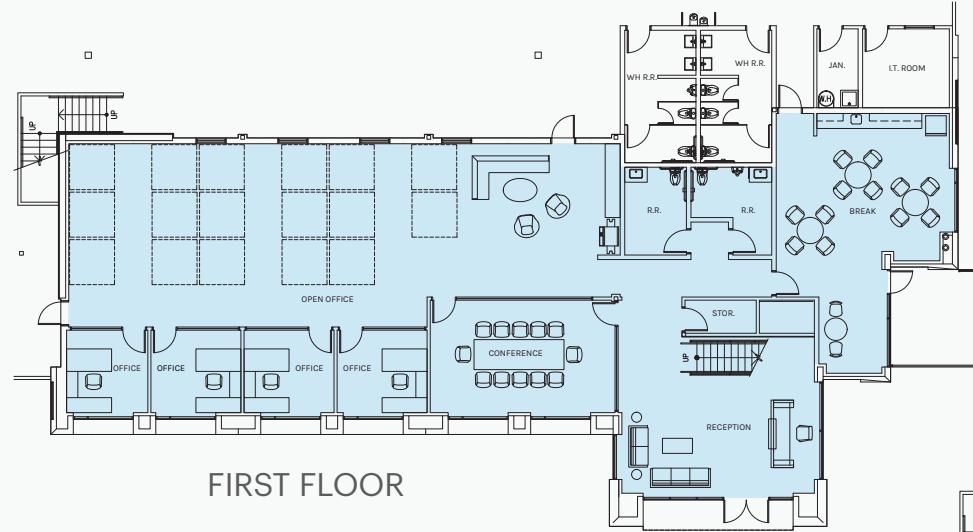


OFFICE FLOOR PLAN

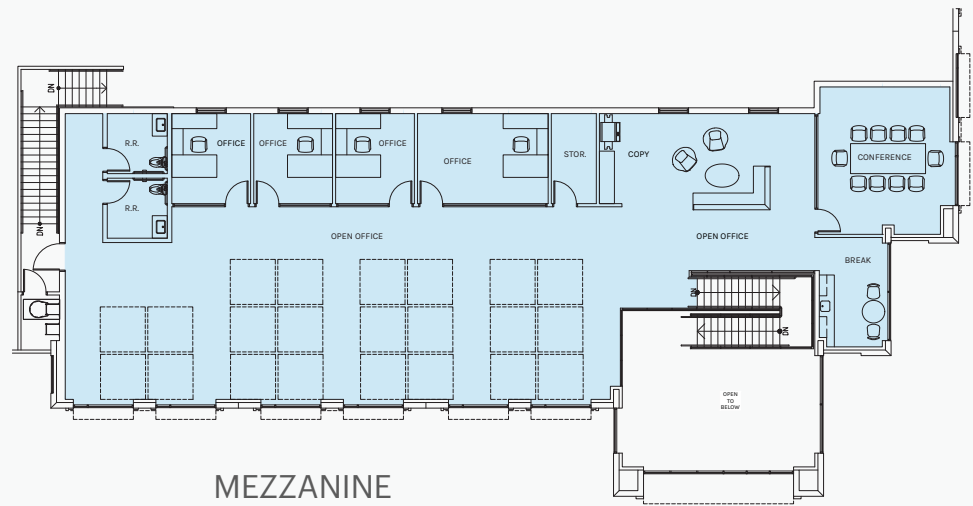
4,817 SF
FIRST FLOOR

4,163 SF
MEZZANINE

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FIRST FLOOR



MEZZANINE





**Rexford
Industrial**

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