



BROCHURE

CEE-JAY

920 W 10TH STREET
AZUSA, CA 91702

SALE OFFERING

\$2,500,000

**OWNER-USER SMALL-BAY
INDUSTRIAL OPPORTUNITY**

FOR SALE **920 W 10TH STREET | AZUSA, CA 91702**

7,940 SF

BUILDING

20,650 SF

LOT SIZE

16'

CLEAR HEIGHT

2

GRADE LEVEL

18

PARKING

PROPERTY SNAPSHOT

Functional small-bay industrial warehouse opportunity in Azusa's Upper San Gabriel Valley submarket. The property offers reinforced concrete construction, 16-foot clear height, two grade level loading doors, 18 on-site parking spaces, and a practical configuration for an owner-user seeking control, utility, and long-term occupancy.



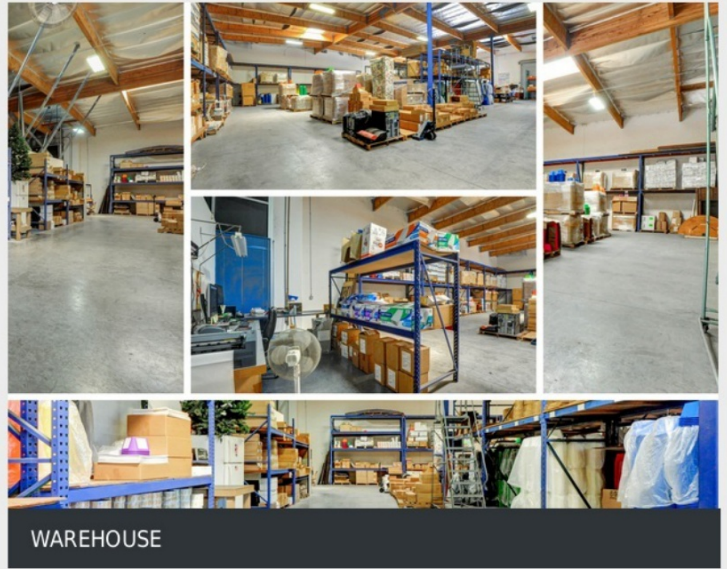
RUDY MARTINEZ

Industrial Advisor
562.324.9840
DRE: 02120351

JEREMIE TAVISOLA

Broker
949.689.4829
BRE: 01462137

PROPERTY HIGHLIGHTS



HIGHLIGHTS

- Approx. 7,940 SF Building
- Approx. 5,300 SF Warehouse
- Approx. 2,300 SF Office
- Approx. 340 SF Utility Closet
- Infill Azusa
- Small Bay Owner User
- Ideal for contractor, fabrication, and small distribution users
- Strong owner-user appeal with functional yard utility

PROPERTY DETAILS

SALE OFFERING	\$2,500,000
PARCEL NUMBER	8605-021-414
ZONING	DWL
CONSTRUCTION	Reinforced Concrete
YEAR BUILT	2003
POWER	400A / 480V / 3-Phase

FOR ADDITIONAL INFORMATION:

Rudy Martinez | 562.324.9840 | rudy.martinez@rmartinezrealty.com
Jeremie Tavisola | 949.689.4829 | jtavisola@tavisola.com