

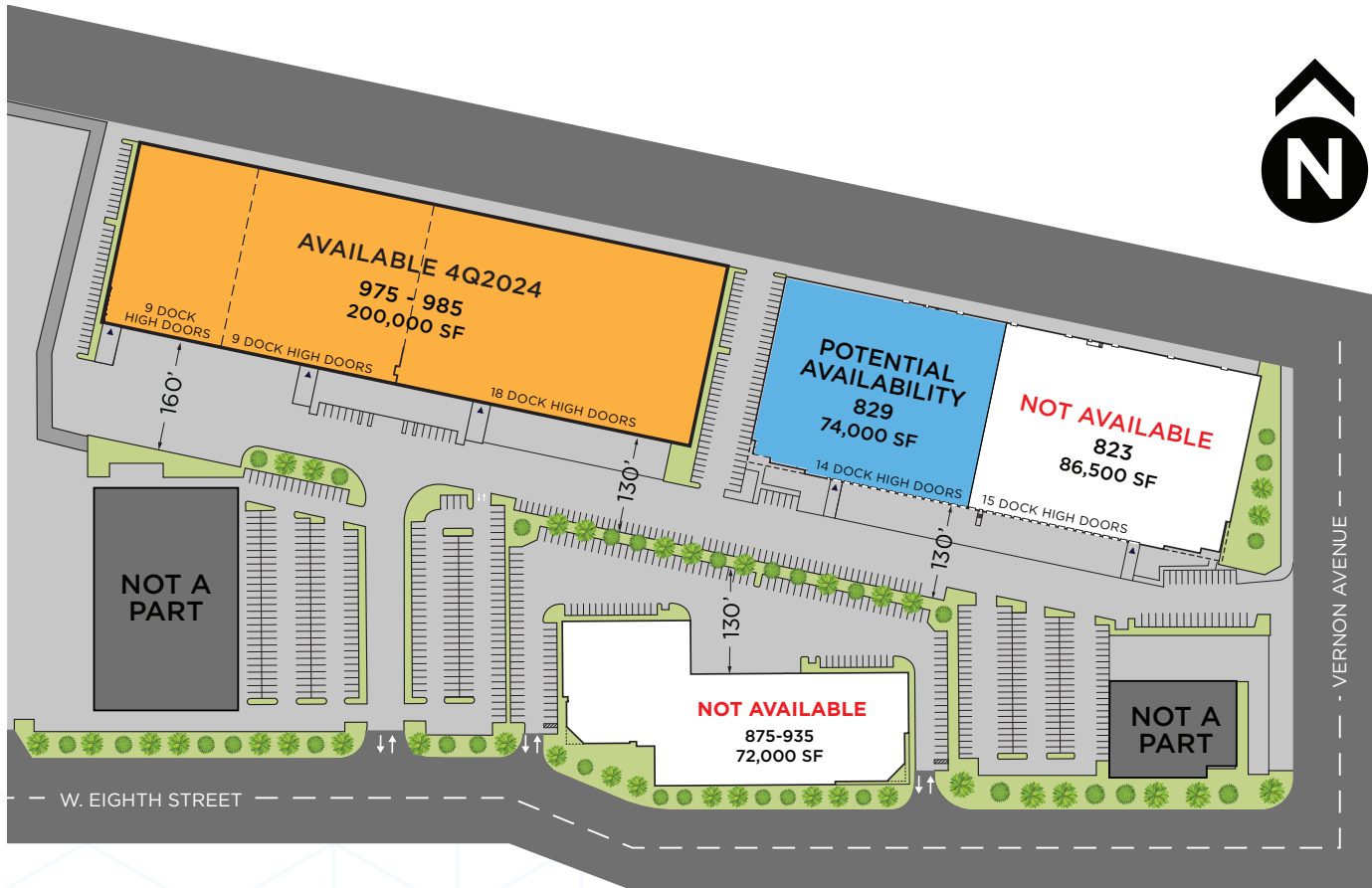
AZUSA INDUSTRIAL CENTER


823 - 985 WEST 8TH STREET | AZUSA, CA 91706





CLASS "A" 432,500 SF | THREE BUILDING INFILL INDUSTRIAL PROJECT

THE PROJECT




432,500 SF
 Institutionally owned and managed industrial distribution park


3 BUILDING
 project featuring up to 6 individual units


1.86:1,000 SF
 parking ratio; 804 auto parking



60' x 64' typical column spacing



Outstanding infill LA County Location



.54 GPM / 3,000 SF sprinkler system



Low utility cost via City of Azusa Light & Water



Excellent freeway access to SR-210, I-605 & I-10 via Irwindale Avenue or Vernon Avenue

UPCOMING AVAILABILITY

829 W. 8TH ST

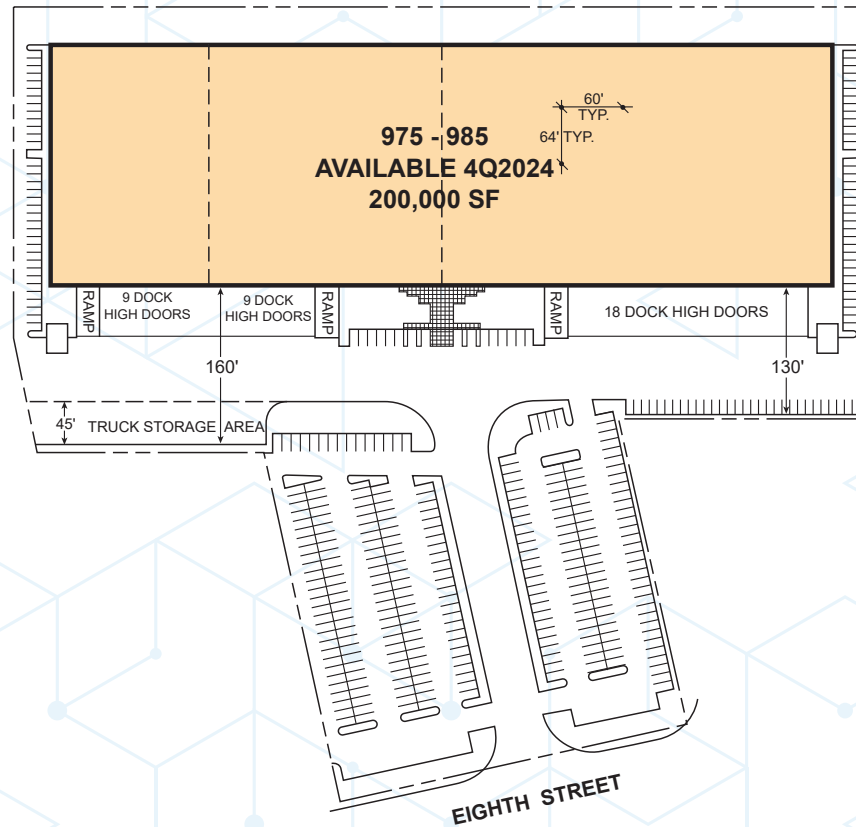
- 74,000 SF
- 30' clear height
- ± 2,900 SF office
- 14 dock high positions (10' x 12')
- 1 grade level door
- Potentially Available Now

975-985 W. 8TH ST

- Up to 200,000 SF
- 40,000 SF, 59,890 SF and 100,110 SF
- 26' clear height
- Up to 10,717 SF office
- Up to 36 dock high positions (10' x 12')
- Up to 3 grade level doors
- Available 4Q2024

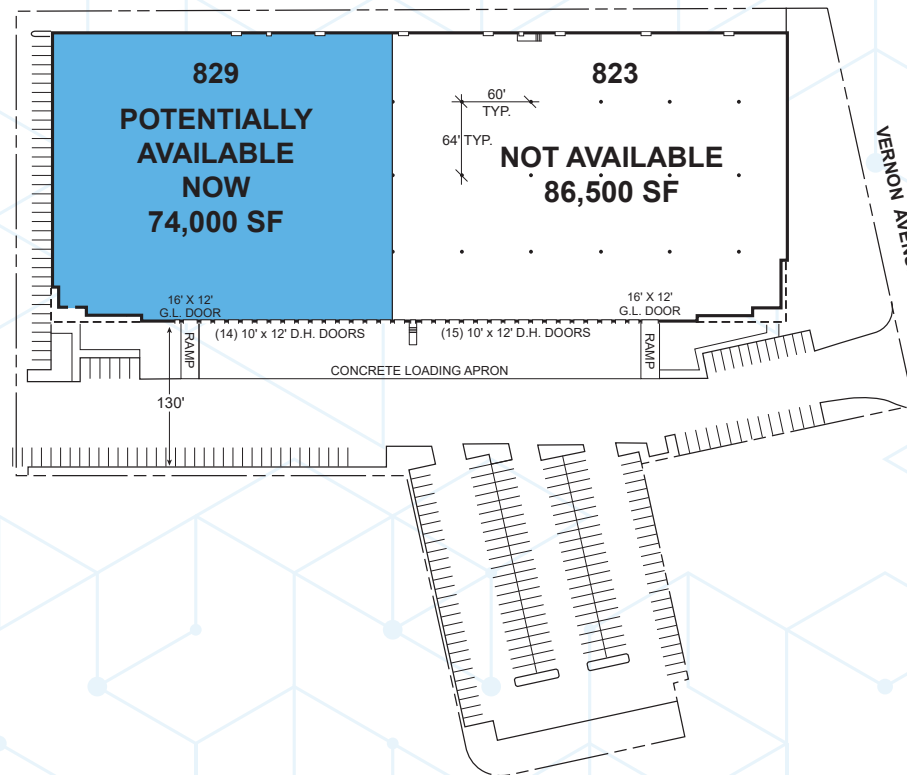
BUILDING SITE PLANS

975 - 985 W. EIGHTH STREET



BUILDING SITE PLANS

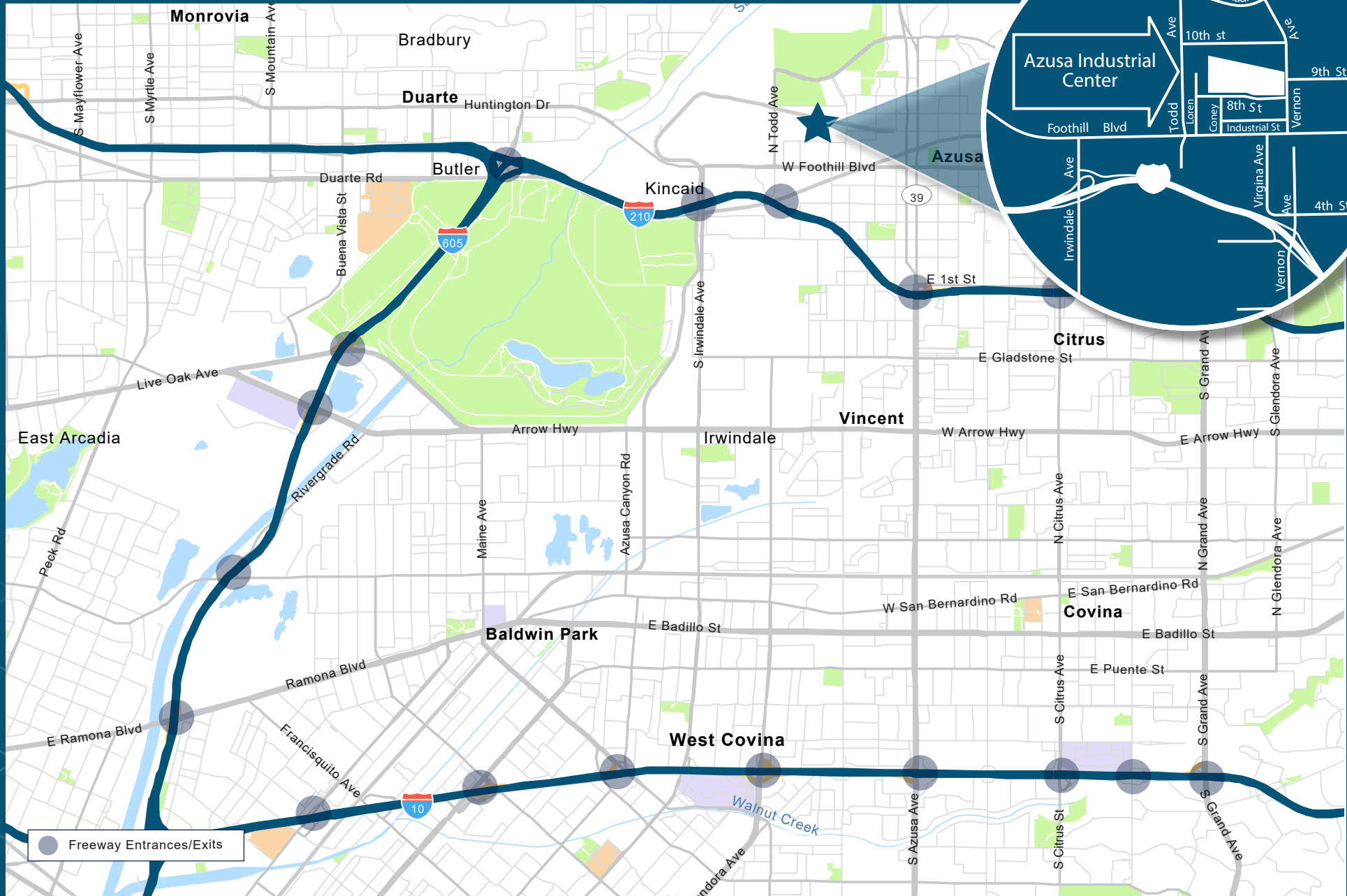
823 & 829 W. EIGHTH STREET



REGIONAL MAP



LOCAL MAP





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REAL ESTATE GROUP

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