

Industrial /Food Grade Facility | For Sublease
(Direct Lease or Purchase Possible)

CBRE

Food Processing/Cold Storage Facility

±115,110 SF on ±9.36 Acres

1120 W. Foothill Blvd., Azusa, CA 91702

Former USDA & BRC Certified Food Processing Facility



Contact Us

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Property Overview

- Exceptional location in the North San Gabriel Valley of Greater LA
- Immediate access from the 210 & 605 Fwys at Irwindale Ave. Nearby 10, 60 & 57 Fwys
- ±115,110 SF Freestanding on 9.36 Acres of Land
- ±6,819 SF of Office Space
- ±20' Ceiling Clearance
- 9 Dock High Doors (4 refrigerated docks with levelers) and 3 Ground Level Doors
- Large, Secured Yard
- 4,000 Amps, 277/480 Volt, 3 Phase, 4 Wire
- Power supplied by Azusa Light and Water
- 75 Dedicated Car Parking Spaces (additional spaces available)

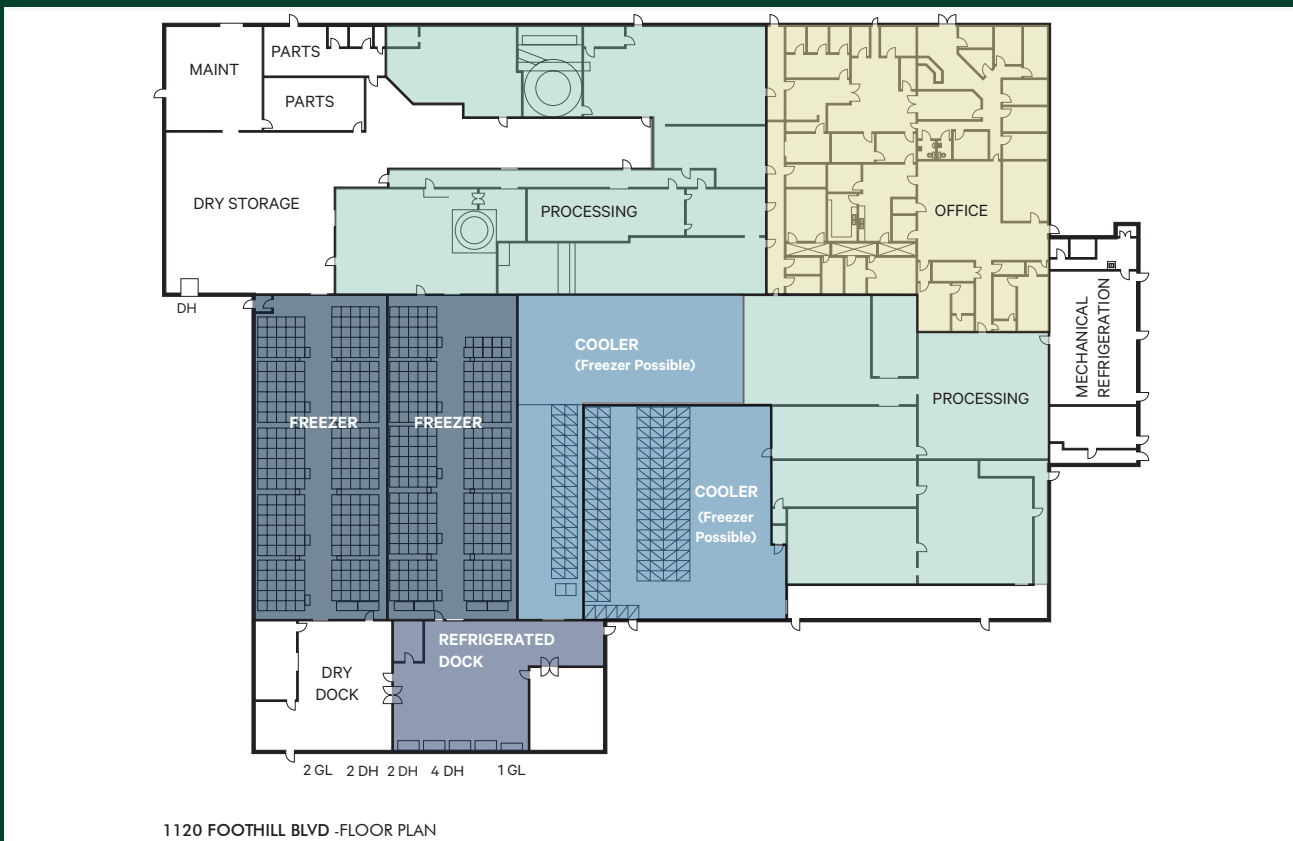
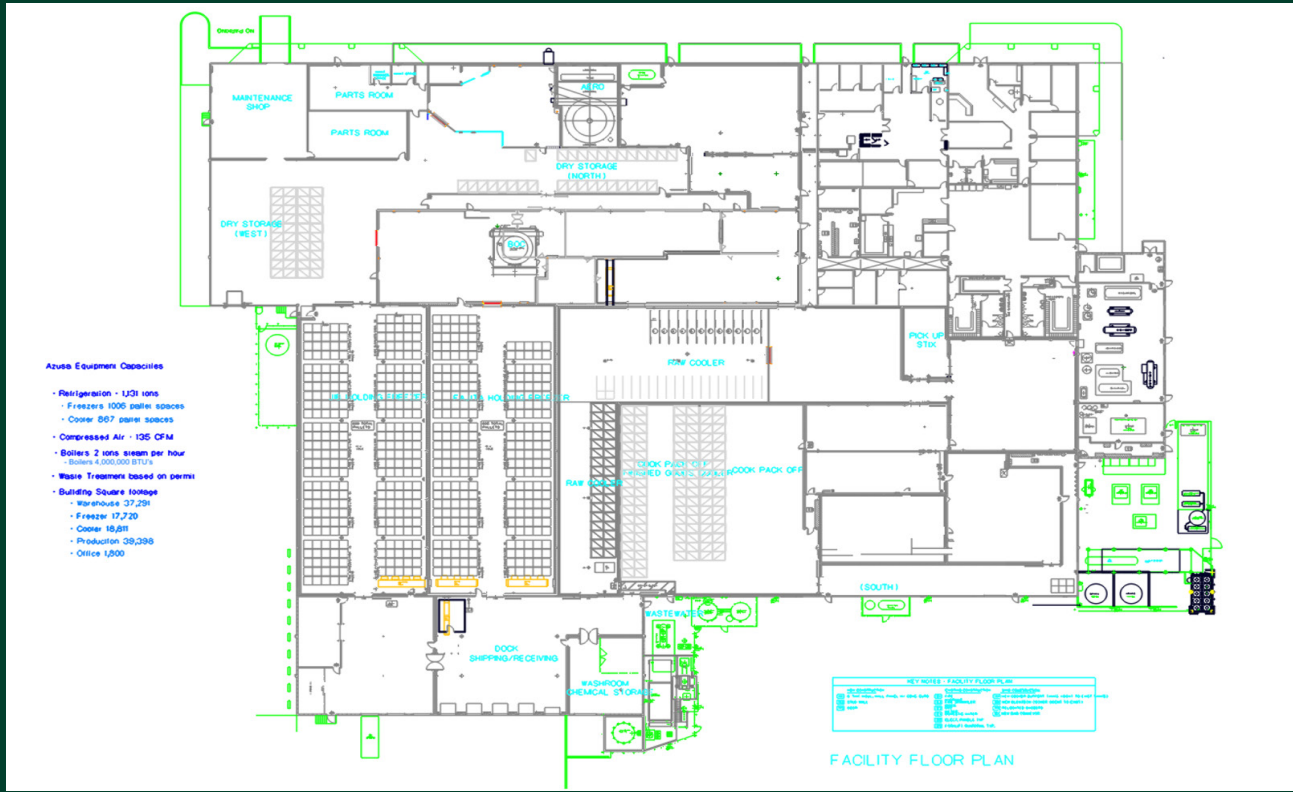
+ **Sublease term through December 31, 2033**

Food Processing & Cold Storage Features

- ±19,820 SF of Freezer (-10° to 32°) – Can be converted to Cooler
- Previously USDA & BRC Certified Food Processing Facility
- ±18,811 SF of Cooler (34° to 40°) - Freezer Capable
- ±39,000 SF of Processing Area (38° to 40°)
- ±16,684 of Dry Warehouse Area
- Ammonia Refrigeration System
- Separate Ready-to-Eat and Raw Production Areas
- Waste Water Treatment with 21,000 gallon storage capacity
- 14,000 gallon clarifier

+ **Direct Lease or Purchase Possible**

Site Plan



Photos



Lobby



Lunch Room



Kitchen



Freezer With Racking



Ammonia Refrigeration System



Boiler & Process Infrastructure

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