

5313 2<sup>ND</sup> ST., IRWINDALE

6,750 FOR LEASE

TVM COMMERCIAL REALTY GROUP INC FRANK 626 852 4221 [frank@tvmcrg.com](mailto:frank@tvmcrg.com)

all information is from sources deemed reliable but not guaranteed

## Property Features

TVM Commercial Realty Group is proud to offer this recently refreshed Light Industrial Building

### This property features:

- 6,750 sf
- 1 – Oversized Electric Ground Level Door 12W x 14H
- M2 Zoning
- Clear Span Warehouse
- 17' min. clear height
- 400 Amp 3 Phase Power
- 14 Parking Spaces
- 900' Bonus Mezzanine (not included in the 6,750sf)

### Office Buildout ± 1,700 sq. ft. office Includes

- 2 Restrooms
- Reception
- Showroom
- Clean Room
- Kitchen
- Conference
- Storage Rm
- Secure Closet
- IT Closet
- Security gates
- Multi camera security system included
- Sonos audio system throughout building

**OFFERING PRICE : \$9,382 (\$1.39 sf\*)**

\* Listed rate may not include certain utilities, building services and property expenses

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## ADDITIONAL PHOTOS



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