

# 5589 AYALA AVE.,

IRWINDALE, CA 91706



**Class A, Freestanding Building**

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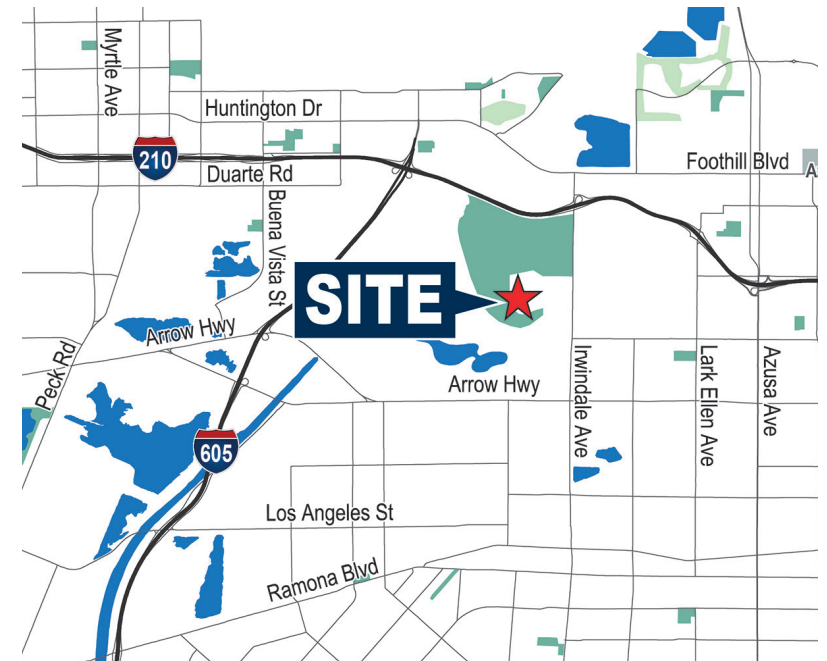
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REAL ESTATE SERVICES

# Property Overview



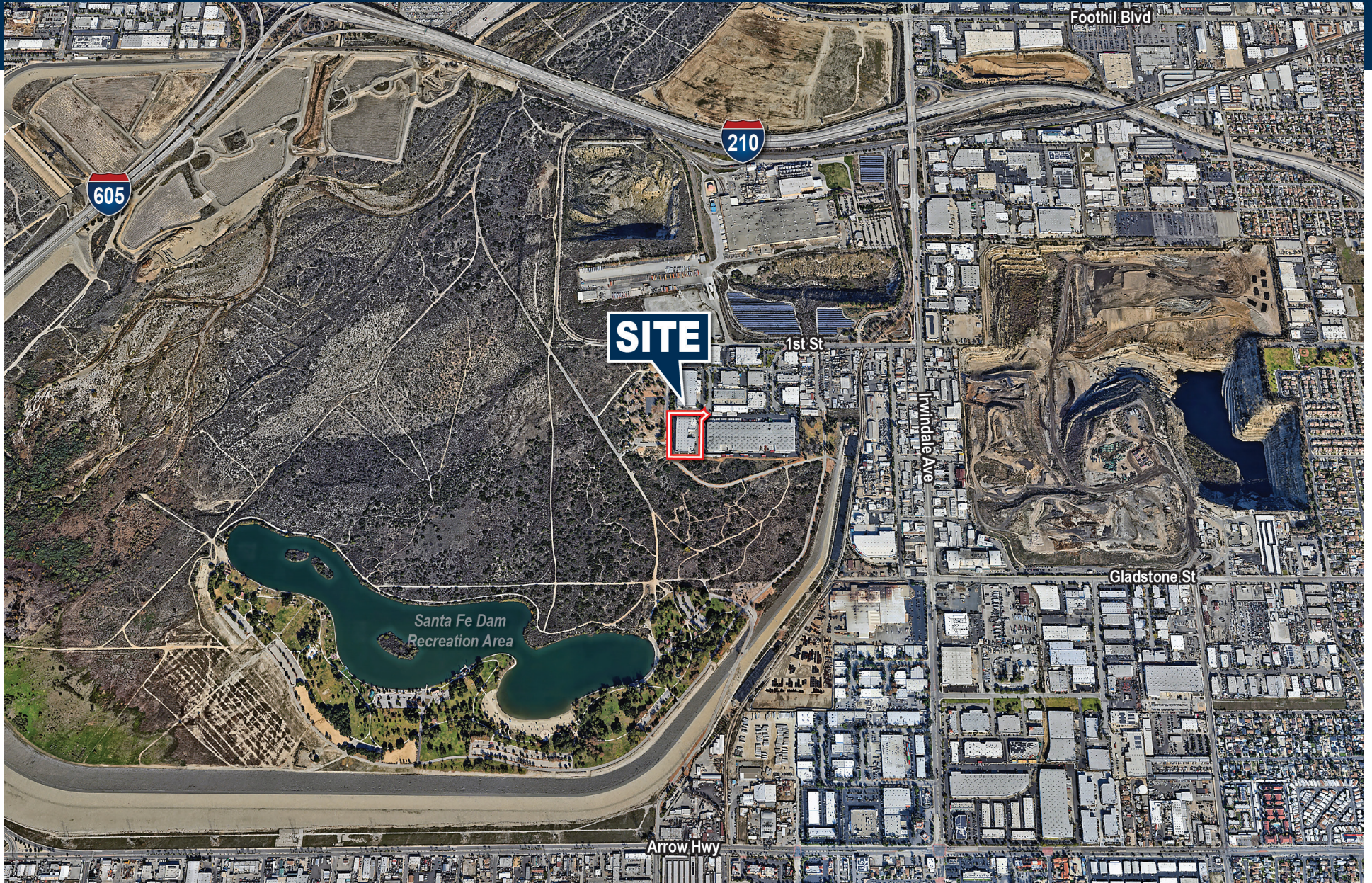
**\$1.50 Gross Per SF**  
**ASKING SUBLEASE RATE**

|                   |  |
|-------------------|--|
| Address           | 5589 Ayala Ave., Irwindale, CA 91706   |
| Building Size     | 79,691 SF  |
| Office Area       | 10,949 SF  |
| Year Built        | 2019   |
| Clearance Height  | 32 Foot  |
| Loading Doors     | Seven (7) Dock High, Two (2) Ground Level  |
| Sprinklers        | ESFR   |
| Power             | 1,200 AMP/277 - 480v Heavy (Verify)  |
| Yard              | Fully Fenced, Gated, Secure Yard Area  |
| Parking           | 78 spaces  |
| Zoning            | M1 - Light Manufacturing   |
| Sublease Term     | Available Through November 30, 2027<br>Longer Term Possible (subject to landlord approval) |
| Building Owner    | VB AYALA LLC (CEG Construction)  |
| Warehouse Racking | Existing Warehouse Racks Available   |



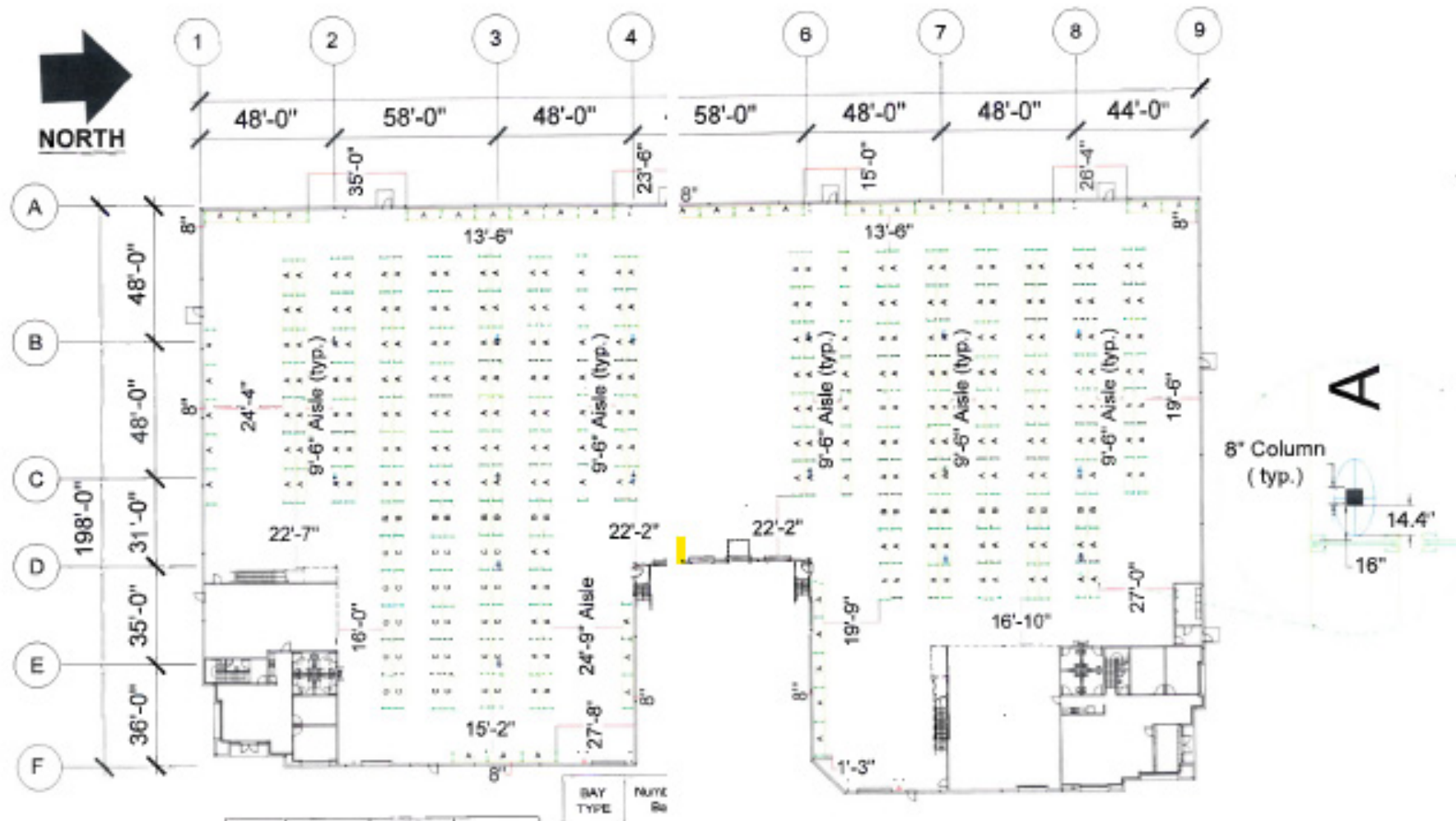


# Aerial Map





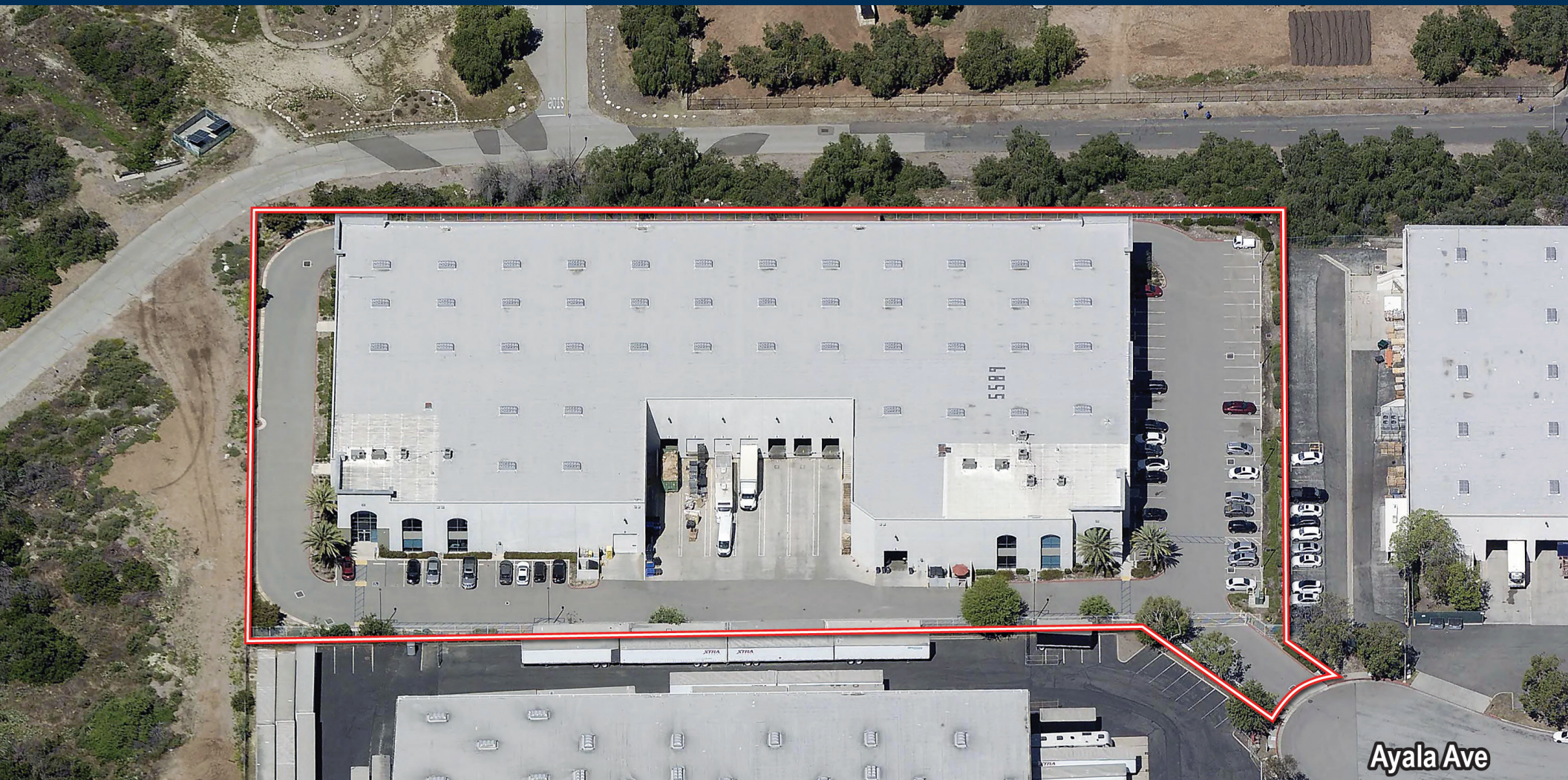
# Floor Plan- Warehouse Racking





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