

AVAILABLE FOR LEASE

±1.84 ACRES OF PAVED & FENCED LAND INCLUDING A BUILDING OF 10,400 SF
501 WEST FOOTHILL BOULEVARD, AZUSA, CA 91702

Can be expanded to include an additional 3.73 acres of land @ 505 W. Foothill Boulevard, Azusa



Current Use:

Vehicle (bus) storage and repair facility

Zoning:

DWL which allows for many outside storage uses with minor use permit (MUP)

Building Area:

±10,400 SF industrial building which includes 2,030 SF of well-appointed offices

Additional Structure

±5,640 SF Metal Canopy

Parcel Size:

±1.84 Acres

Loading:

Four (4) ground level doors

Yard Area:

Secured lit and paved fenced yard

PLEASE CONTACT:

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Executive Managing Director

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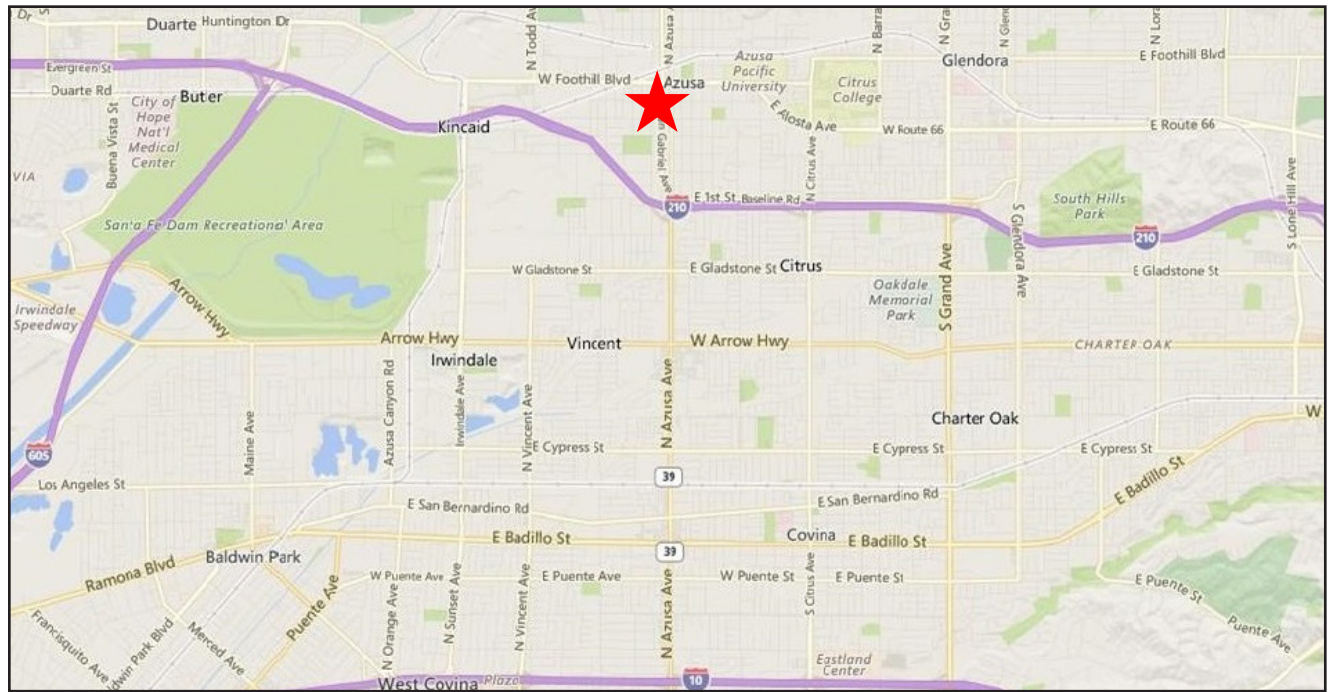
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LOCAL HIGHLIGHTS

- Flexible zoning allows many uses
- Favorable electricity rates over Edison
- Centrally located near the 210 and 605 freeways
- Located near major retailers
- Near the Gold Line station



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