

LEED GOLD DESIGN
18 DOCK DOORS
SECURED, CONCRETE YARD

Move in Ready!



129,619 SF AVAILABLE FOR LEASE

4416 AZUSA CANYON ROAD | IRWINDALE, CA 91706
CONSTRUCTION COMPLETED!
WAREHOUSE DISTRIBUTION FACILITY



**Rexford
Industrial**



**CUSHMAN &
WAKEFIELD**

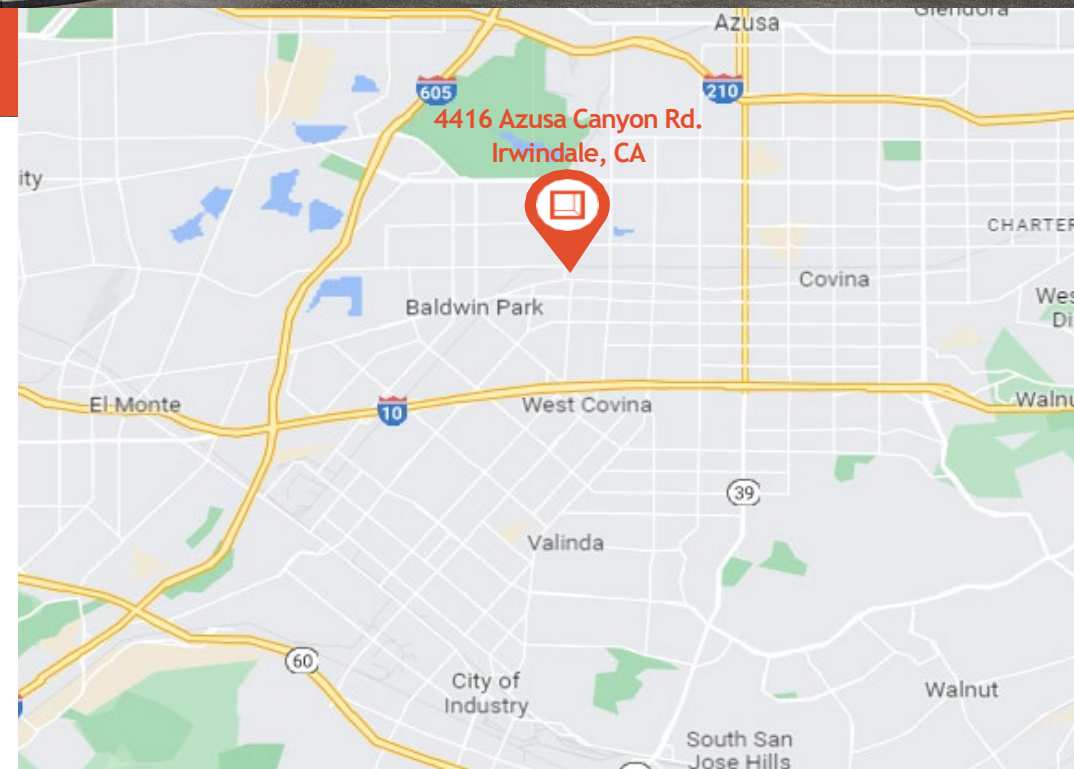
FOR LEASE

4416 AZUSA CANYON RD



PROPERTY HIGHLIGHTS

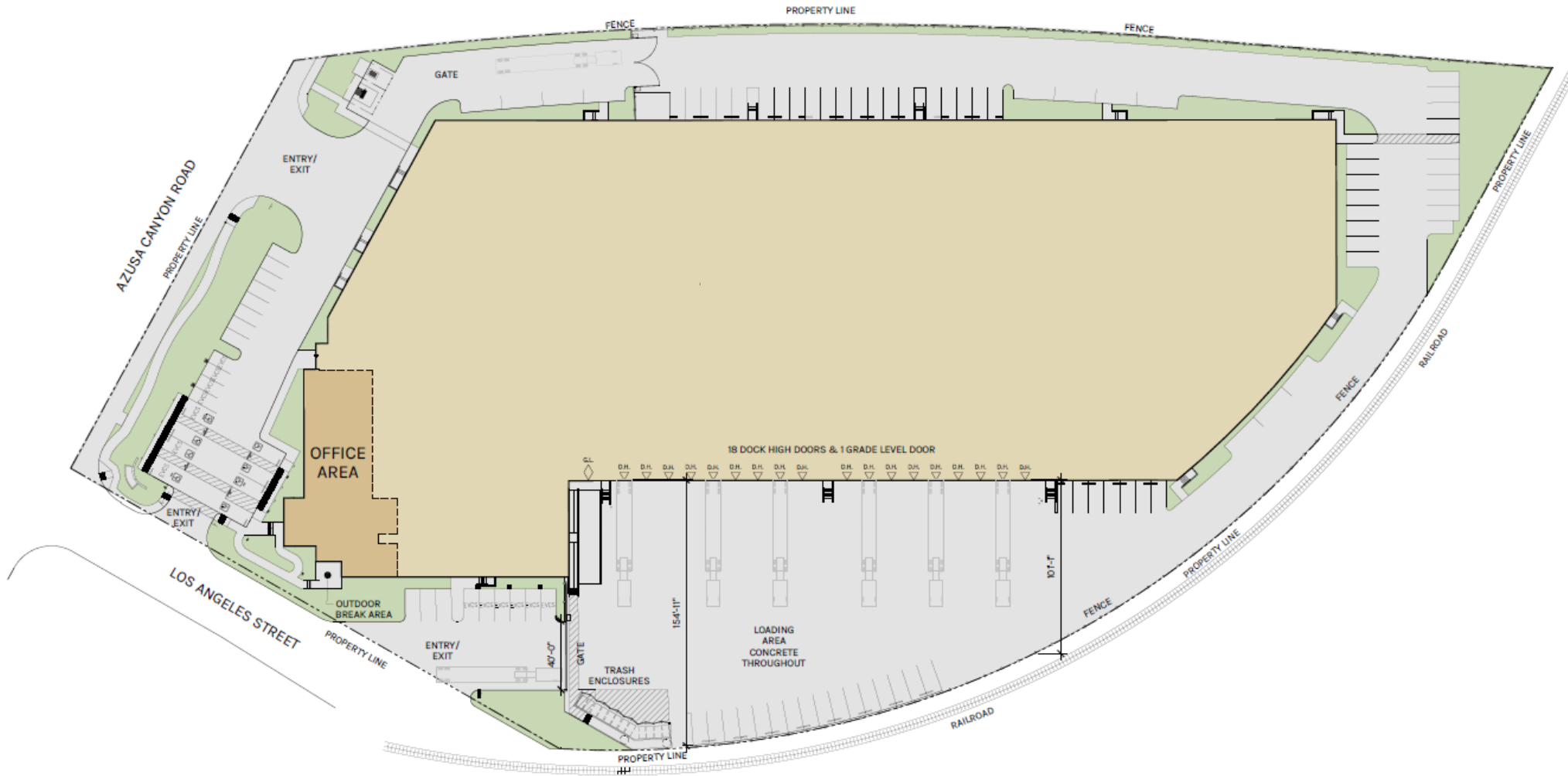
- ±129,619 SF Industrial Warehouse Situated on ±5.89 Acres
- ±8,980 SF Office Space with Two Story Lobby
- 32' Clear Height (at First Column)
- 18 Dock High Doors (6 mechanical 35K lbs. Pit Levelers)
- 1 Ground Level Door
- Skylights & LED Lighting
- 3,000 Amps (480/277v)
- ESFR Sprinkler System (K-25)
- Fully Secured and Paved Yard
- Solar & EV Charging Stations
- Close Proximity to (605),(10),(210) freeways
- Constructed to LEED Gold Standards



AERIAL RENDERING

4416 AZUSA CANYON RD



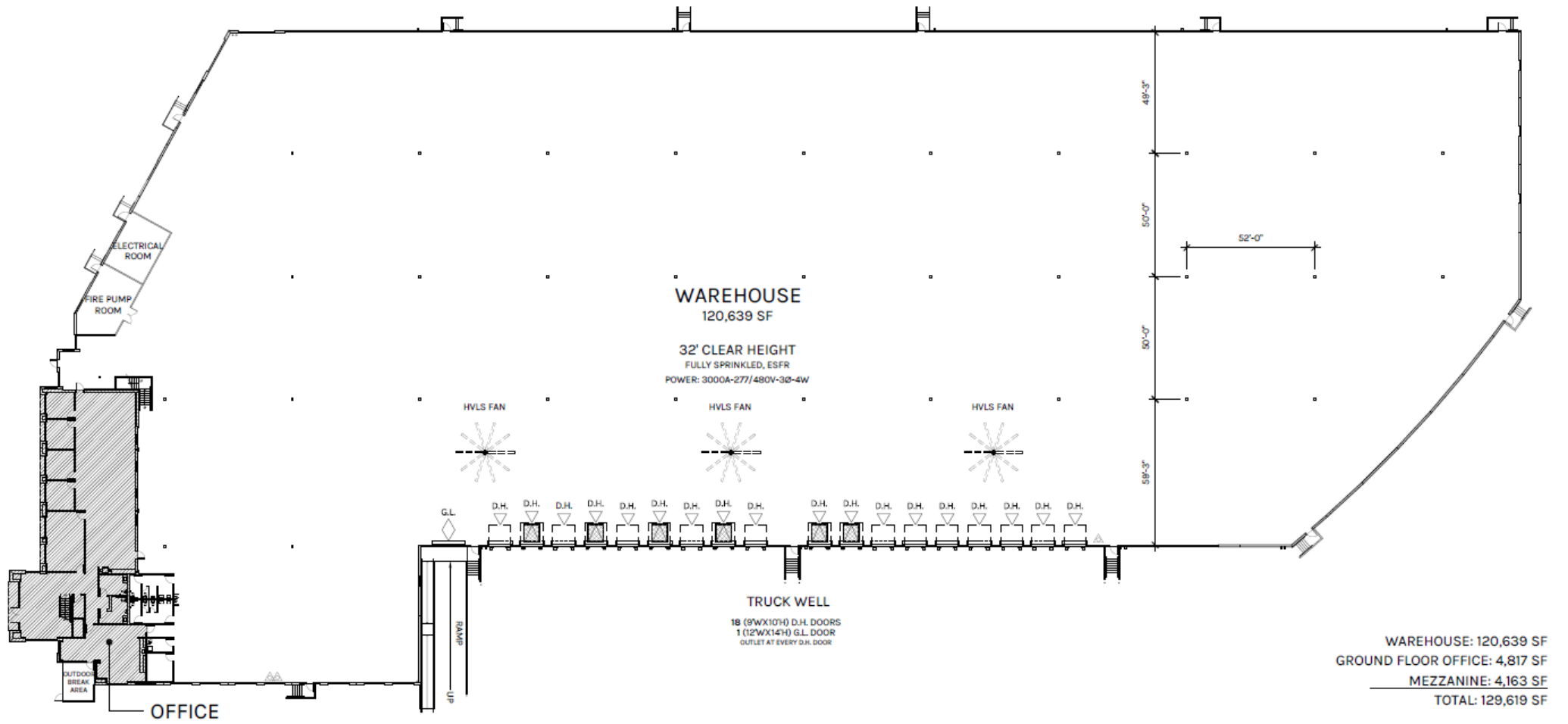


WAREHOUSE
120,639 SF

OFFICE
8,980 SF

TOTAL
129,619 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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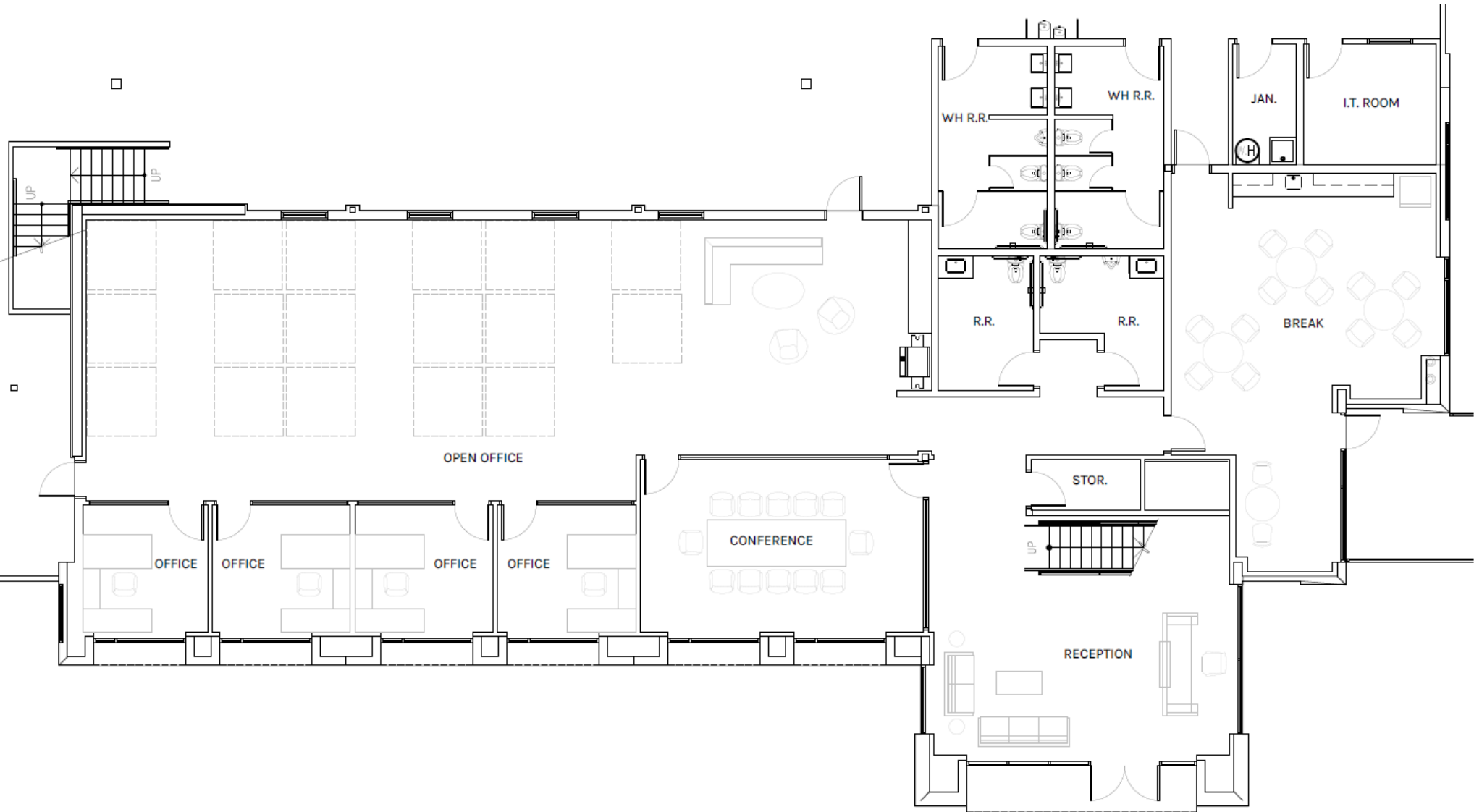
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FIRST FLOOR OFFICE PLAN

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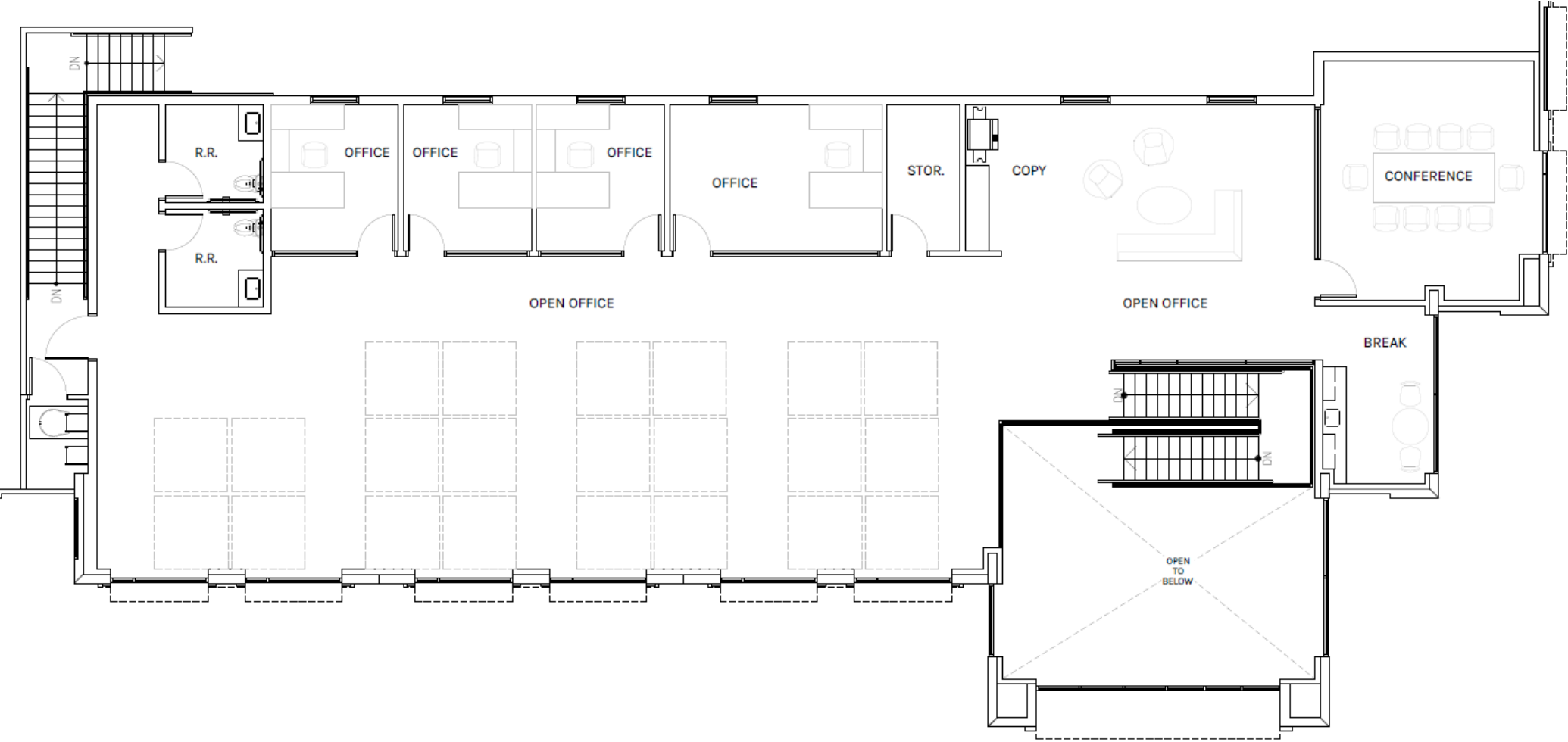


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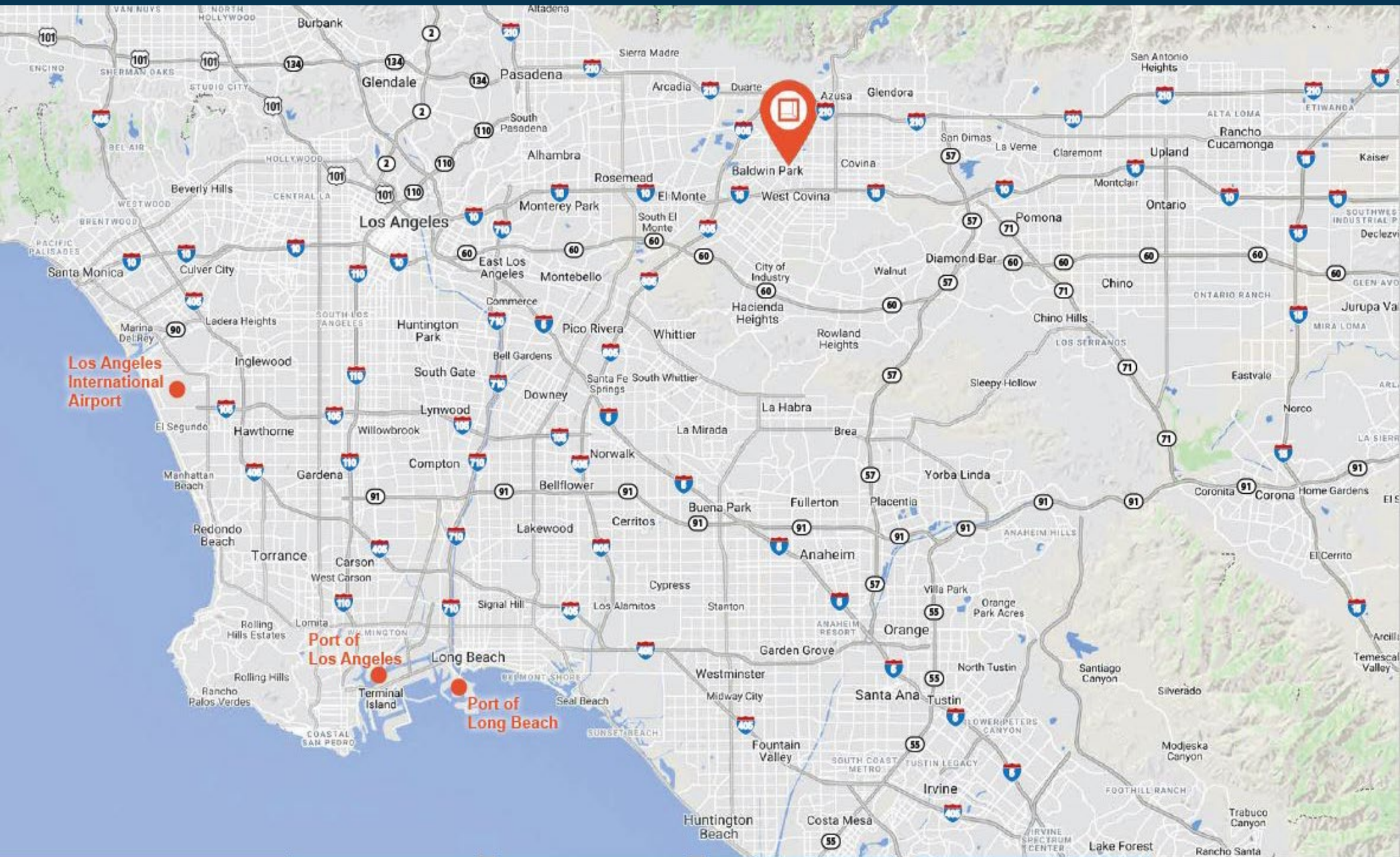
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LOCATION

4416 AZUSA CANYON RD



27 Miles
to LAX

30 Miles
to Port of
Los Angeles

27 Miles
to Port of
Long Beach

**Immediate
Access**
to I-605, I-210, I-10



**Rexford
Industrial**

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