

NEW STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT

FOR SALE/LEASE

± 46,120 SF ON ± 2.08 AC LOT

14868 Los Angeles St.

BLDG. E | IRWINDALE | CA

WWW.14868ALDERSONBLDGE.COM



14868 Los Angeles Street is a newly constructed, state-of-the-art industrial facility located in the Alderson Business Park in Irwindale, California. The property spans approximately 46,120 square feet on a ±2.08-acre lot and is available for sale or lease. This Class A industrial development offers modern amenities and robust infrastructure, catering to distribution, manufacturing, and logistics operations.

MEET THE LISTING TEAM

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±46,120 SF



400 Amps Electrical Service
Expandable to 1200 Amps



±2.08 Acres



High Speed Internet (Fiber Optic)



26' True Minimum Clear Height



LED Warehouse Lighting



4 Dock High Doors, 1 Grade Level Door



Forklift Charging Stations



Extra Large Yard (±21,400 SF)
w/ Automatic Gate



Close Proximity to I-605, I-10 & I-210 Fwys



Nightly Security Patrols (3 Times Per Night)



New State-of-the-art
Industrial Development



70 Parking



8" Reinforced Concrete Slab

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