



# For Lease The Atrium

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## 1300 W Optical Dr Azusa, CA

### Property Highlights

1300 W Optical Drive ("The Atrium") is a multi-tenant industrial park located in the Irwindale /Azusa submarket. The building consists of 124,228 SF of both industrial warehouse and office space on 7.28 acres of land. The Atrium features a dramatic atrium lobby and water feature, pleasant outdoor plaza, inviting common areas, extensive interior and exterior project upgrades, and lush, mature landscaping. The Atrium also offers ample parking in a secured yard area, easy access to the (210) /(605) and (57) freeways and is walking distance from the Irwindale Metro Gold Line Station.

<b>Lease Rate:</b>	\$1.30 PSF Net
<b>Suite:</b>	500
<b>Available SF:</b>	27,975 SF
<b>Parking:</b>	1.50/ 1,000 SF
<b>Power:</b>	400 Amps 480V 3-Phase
<b>Clear Height:</b>	22'
<b>Zoning:</b>	M2
<b>Ground Level Doors:</b>	1
<b>Dock High Level Doors:</b>	1
<b>Warehouse:</b>	100% HVAC

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## Aerial



## Site Plan



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