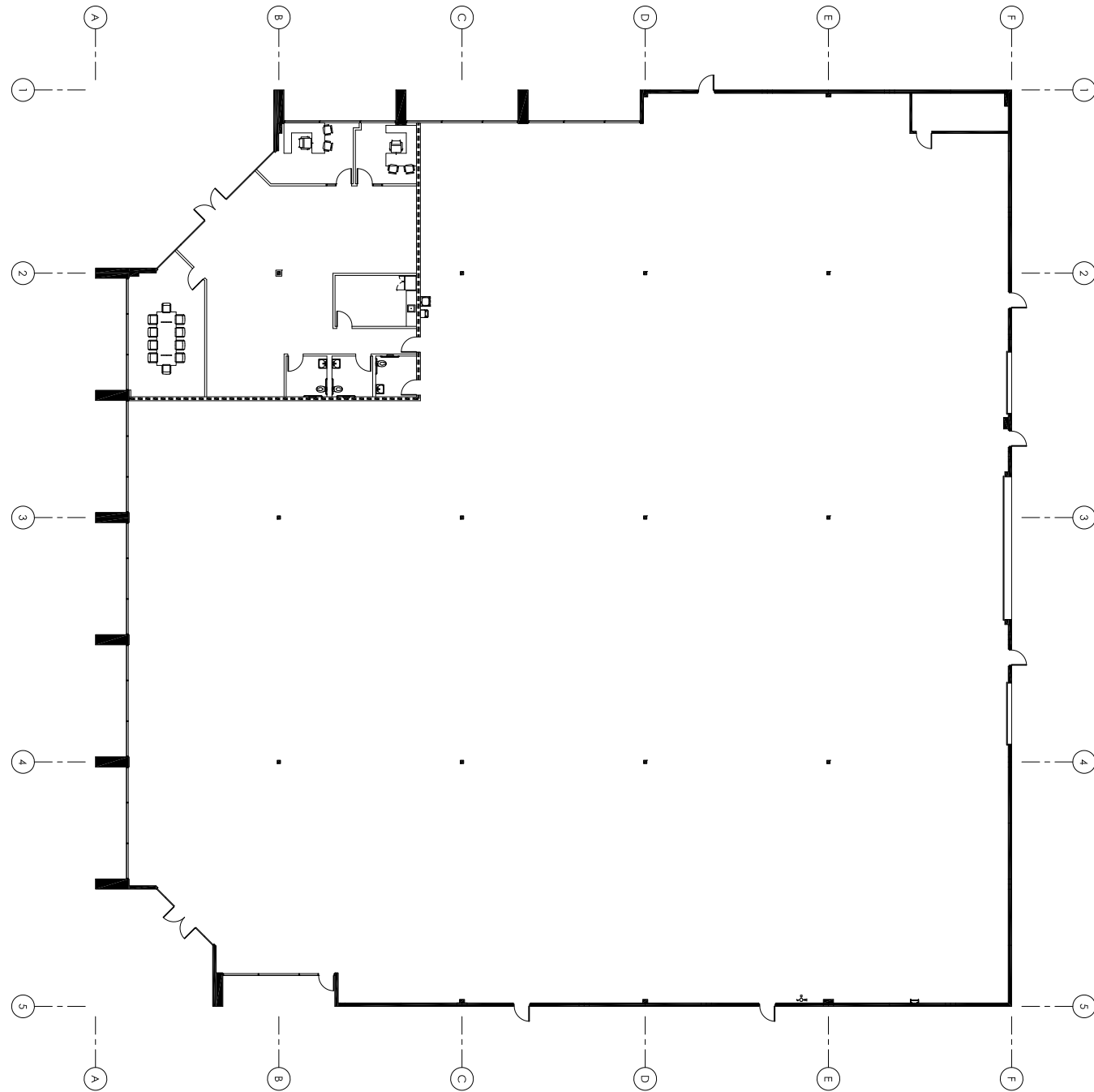


# For Lease ±32,476 SF Industrial Building on 2.79 Ac Lot

12781 Schabarum Avenue  
Irwindale, CA 91706



# Floor Plan & Property Overview



12781 Schabarum Avenue, Irwindale

## Property Details

Year Built:	1990
Building Area:	±32,476 SF
Lot Size:	±121,489 SF (2.79 acres)
Office Area:	±2,518 SF
Loading:	3 Ground Level Doors
Ceiling Clearance:	24'
Sprinklers:	Yes
APN:	8546-031-091
Zone:	M-2
Construction:	Concrete Tilt-Up
Class:	B
Use:	Light Manufacturing / Distribution
Power:	400 Amps / 277-480V / 3 Phase
Parking Ratio / Spaces:	138 Spaces / 4.42:1,000 SF

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