

IDEAL FOR YARD RELATED USES



**AVAILABLE** | 555 W. Danlee Street, Azusa | CA

## Property Features

- Divisible into  $\pm 1.86$  Acres and  $\pm 2.42$  Acres Portions
- 186,958 SF of Land Area
- 6 Open Sided Metal Storage Buildings - 18 to 24 Foot Clear Heights
- 1,575 SF Office Building
- 1984 Construction
- Concrete Paved and Secured Yard
- 2000 Amp 277/480V Main Power Service
- Private UPRR Rail Spur
- Dual Access Points to Site from Danlee and 9th Streets
- 2.9 Miles to I-210 Freeway and Gold Line MetroLink Station
- Competitive Utility Rates from Azusa Water & Power
- Zoning Allows Outside Storage Uses with Minor Use Permit

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**AVAILABLE** >

Divisible  
 $\pm 4.3$  Acres  
Storage Yard



**WESTCORE**

AVAILABLE >



**BUILDING AREA SUMMARY**

Building Name/ Designation	Structure Dimensions	Building Area (SF)
A	50' X 150'	7,500 SF
B	50' X 150'	7,500 SF
C	50' X 150'	7,500 SF
D	30' X 200'	6,000 SF
E	60' X 210'	12,600 SF
F	25' X 120'	3,000 SF
OFFICE	30' X 52.5'	1,575 SF
<b>GRAND TOTAL</b>		<b>45,675 SF</b>



**NEWLY REHABBED OFFICE SPACE**

FOR MORE INFORMATION, PLEASE CONTACT:

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