

Available SF 1,950 SF

Industrial For Lease

Building Size 4,000 SF



Address:

326 S Motor Ave, Azusa, CA 91702

Cross Streets:

Irwindale Ave/Gladstone St

Multi-Tenant Building
 Reception Area, One Office, Storage Room
 Two (2) Ground Level Doors (10x10)
 Water Included in the \$95.00 CAM Fee
 Easy Access to the 210 Freeway

Lease Rate/Mo:	\$2,633	Sprinklered:	No	Office SF / #:	/ 1
Lease Rate/SF:	\$1.35	Clear Height:		Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 10'x10'	Office HVAC:	
Available SF:	1,950 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,950 SF	A: V: O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1966	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	210 Corridor
Zoning:	DW			APN#:	8615-005-029,8615-005-031

Listing Company: Pride Property Services
Agents: [Ross Melodia 714-931-2341](mailto:Ross.Melodia@pridepropertyservices.com)
Listing #: 44312340
Notes:

Listing Date: 02/10/2026 **FTCF:** No Agreement on File

Ross Melodia
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