

±31,733 SF REFRIGERATED WAREHOUSE

5301-5305 RIVERGRADE RD, IRWINDALE CA 91706



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PROPERTY HIGHLIGHTS

This ±31,733 square feet, 32' clear, fully refrigerated at 34° to 36° warehouse is immediately available. The space is fully racked with 4-high openings, served by a 60' deep refrigerated dock with 7 dock loading positions. The space is conveniently located equidistant between downtown Los Angeles and Ontario, with access to the 605, 210, and 10 freeways in the city of Irwindale. Excess trailer parking is available in a fully paved, fenced and lighted lot. Approximately 1,733 SF of office space is included as well.

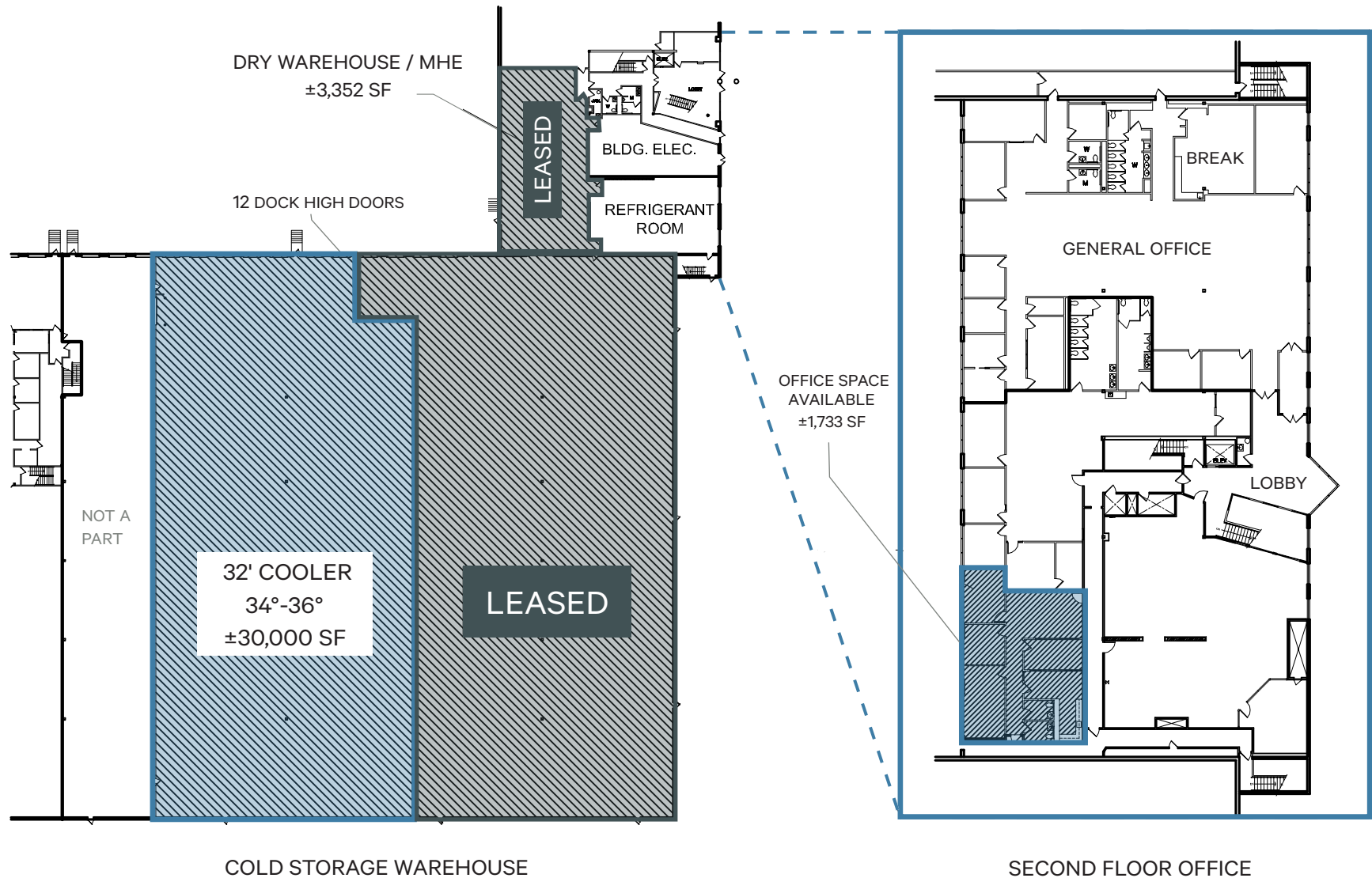
Property Address	5301-5305 Rivergrade Rd Irwindale, CA 91706
Property Type	Industrial - Cold Storage
Available Space (SF)	31,733
Trailer Parking	Available
Clear Height	32'
Cooler SF	±30,000 (34° to 36°)
Refrigeration Type	Ammonia
Refrigerated Dock	60' deep
Additional Office Available	±1,733 SF
Dock High Doors	7
Year Built	1993
Power	2,500-3,000 Amp/ 277-480V/ 3 Phase
Sprinklers	Yes
Yard	Paved & Fenced
Car Parking	TBD
Construction Type	MIP / CTU
Sublease Term	8/31/28



COOLER FOR SUBLEASE
±31,733 SF REFRIGERATED WAREHOUSE

5301-5305 RIVERGRADE RD
IRVINDALE, CA

FLOOR PLAN



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**5301-5305 RIVERGRADE RD
IRVINDALE, CA**

REFRIGERATED WAREHOUSE



7 DOCK LOADING POSITIONS



WAREHOUSE RACKING



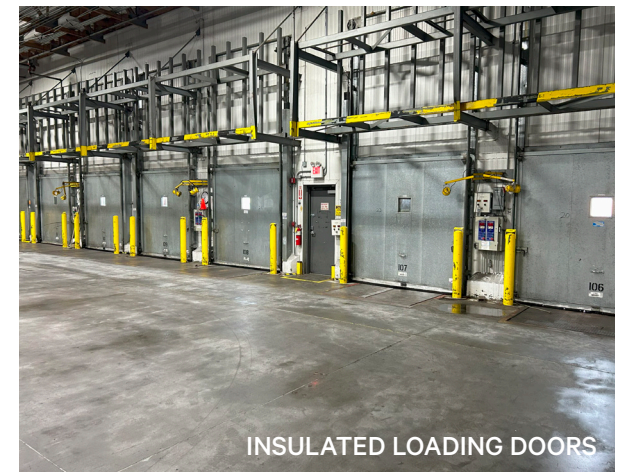
WAREHOUSE RACKING



32' CLEAR WAREHOUSE



REFRIGERATED STAGING AREA



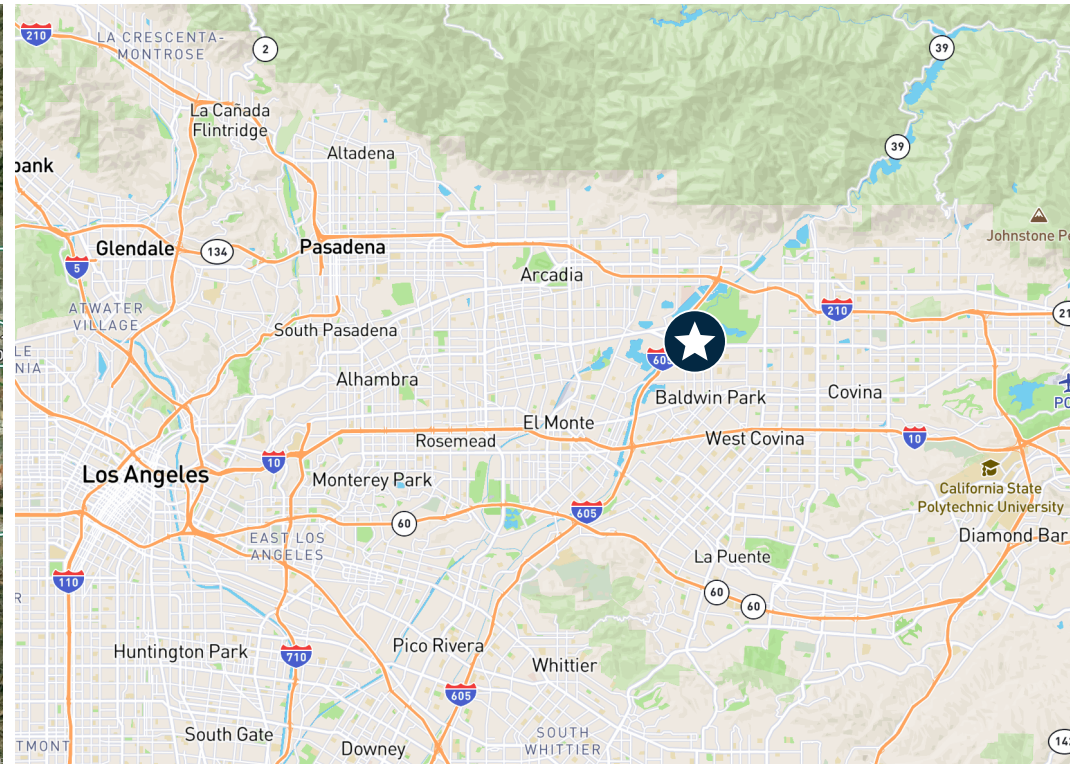
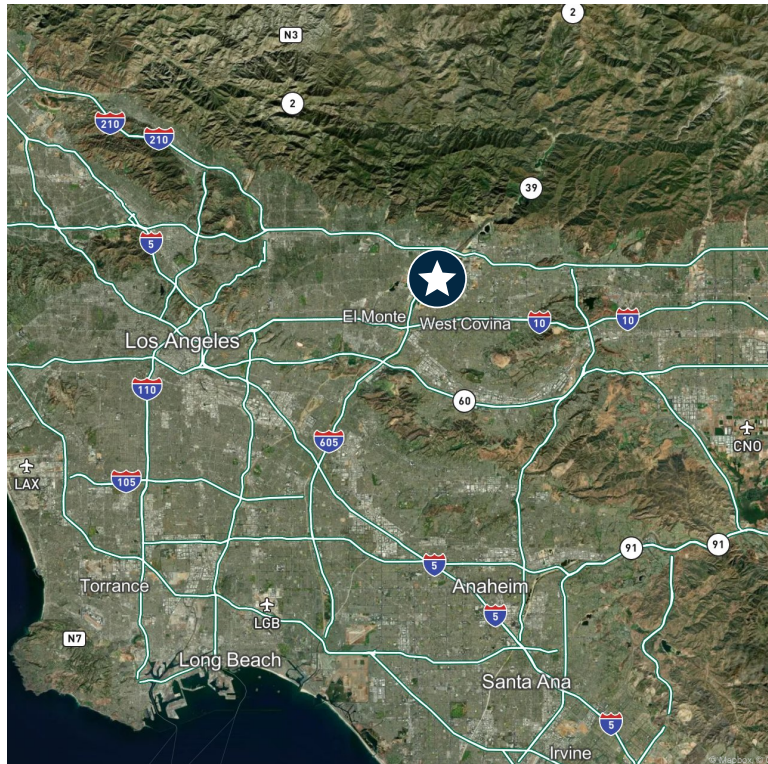
INSULATED LOADING DOORS

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IRVINDALE, CA



LOCATION & LOGISTICS MAP



Downtown Los Angeles	20 miles
Ontario International Airport	26 miles
Ports of LA and Long Beach	36 miles
Los Angeles International Airport	37 miles



60	7.0 miles	605	1.1 miles
10	3.8 miles	210	2.8 miles



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