

## ±31,733 SF REFRIGERATED WAREHOUSE

5301-5305 RIVERGRADE RD, IRWINDALE CA 91706



## Contact Us

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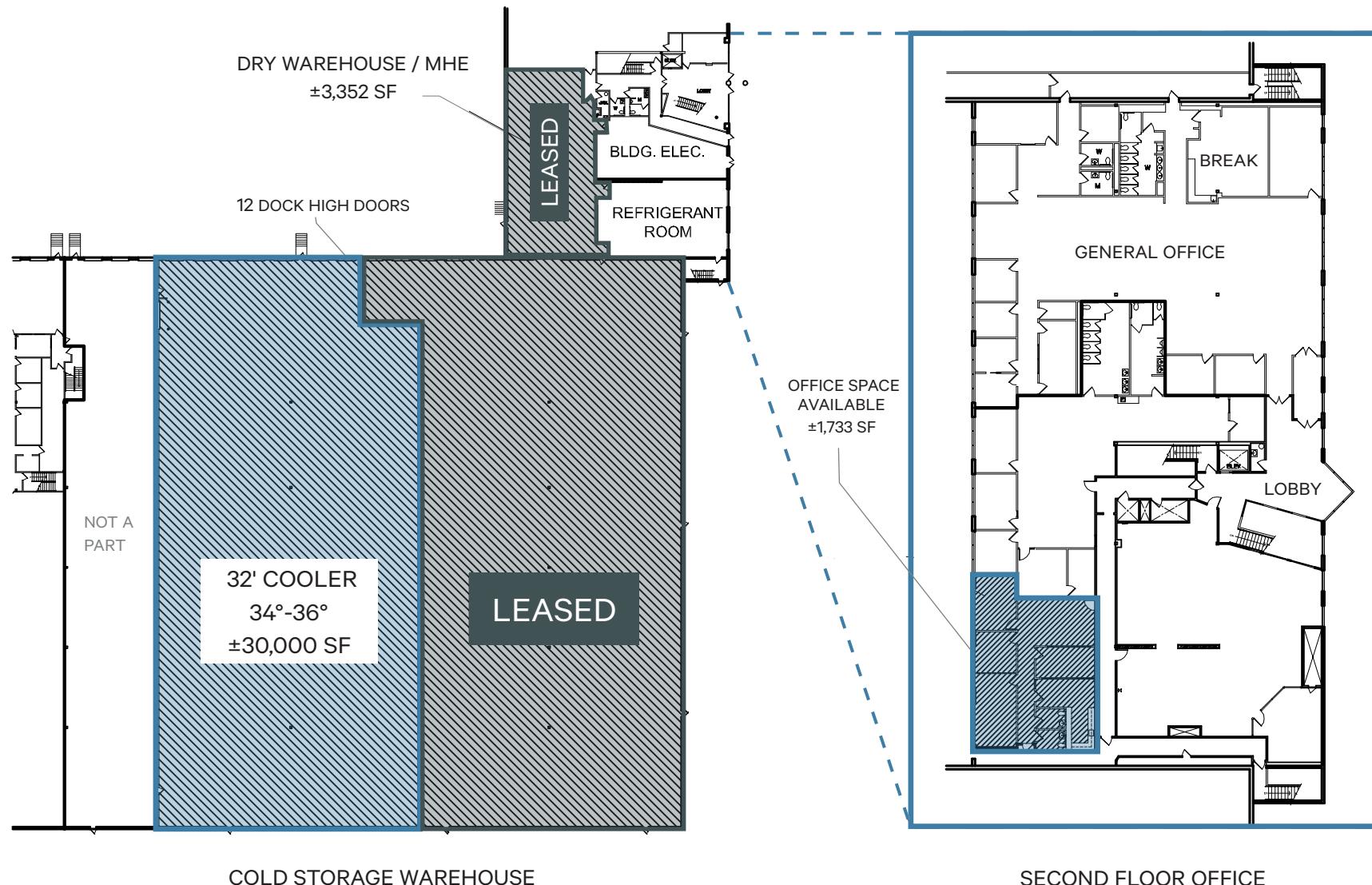
## PROPERTY HIGHLIGHTS

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.

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



## FLOOR PLAN



**COOLER FOR SUBLICENSE  
±31,733 SF REFRIGERATED WAREHOUSE**

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

## REFRIGERATED WAREHOUSE



7 DOCK LOADING POSITIONS



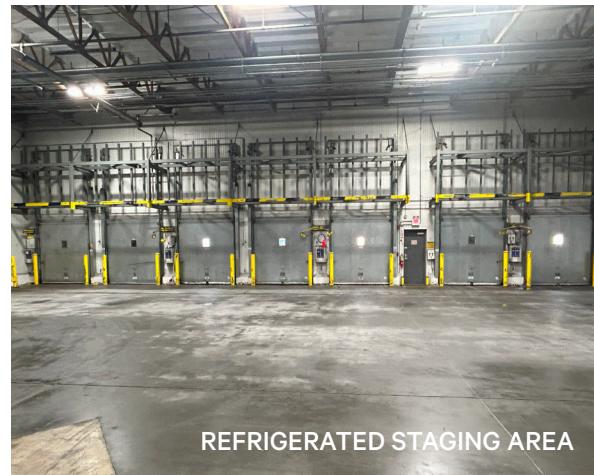
WAREHOUSE RACKING



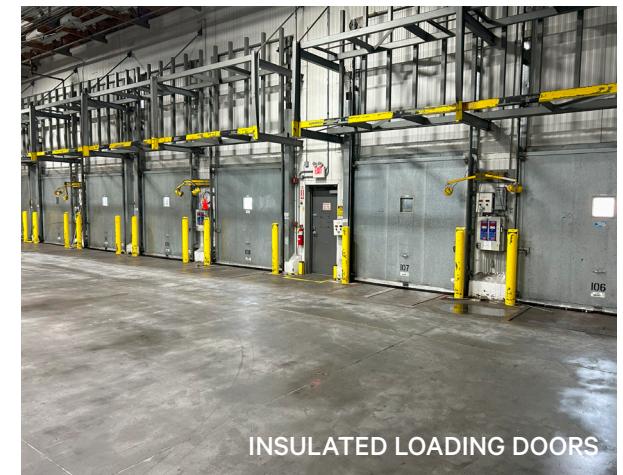
WAREHOUSE RACKING



32' CLEAR WAREHOUSE



REFRIGERATED STAGING AREA

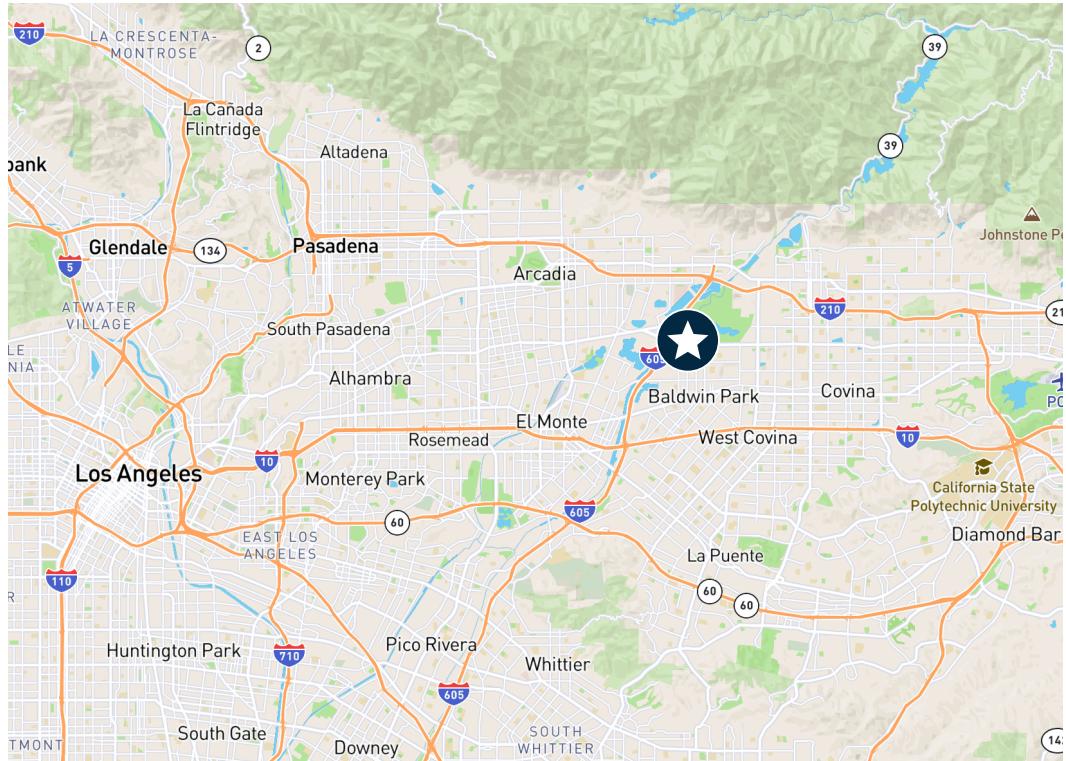
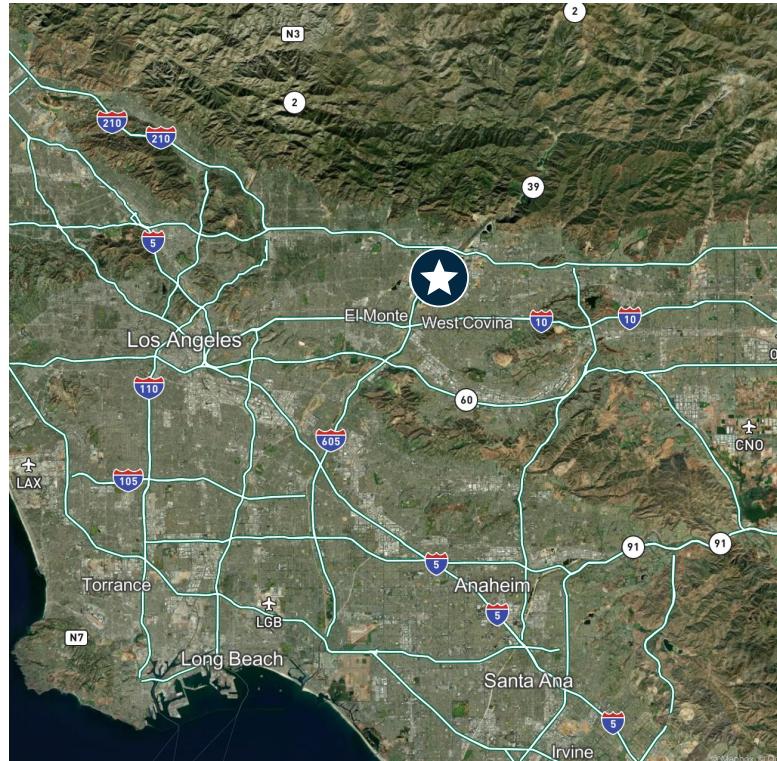


INSULATED LOADING DOORS

**CBRE**



## 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  
10 3.8 miles  
605 1.1 miles  
210 2.8 miles



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