

**AZUSA**  
INDUSTRIAL

# 823-985 W. 8th St. **For Lease**

 CUSHMAN &  
WAKEFIELD

MARKETING &  
MANAGEMENT BY

**IDS**  
REAL ESTATE GROUP

AZUSAINUSTRIAL.COM



**±245,890 SF**

IMMEDIATE AVAILABILITY  
FOR LEASE

3 BUILDING INFILL  
INDUSTRIAL PROJECT

CLASS A  
±432,500 SF

# Property Overview

## HIGHLIGHTS

ADDRESS 823-985 W. 8th St, Azusa, CA 91706

PROJECT SIZE ±432,500 SF

AVAILABILITY Building 1: ±99,890 SF (Divisible)  
Building 2: ±74,000 SF  
Building 3 (Standalone): ±72,000 SF

PARKING 1.86:1,000 SF Parking Ratio  
804 Auto Stalls  
Excess Trailer Parking Potentially Available

COLUMN SPACING 60' X 64' Typical

SPRINKLER .54 GPM / 3,000 SF Sprinkler System

UTILITIES Low Utility Cost via City of Azusa Light & Water

LOCATION Outstanding Infill LA County Location

ACCESS Excellent Freeway Access to SR-210  
I-605 & I-10 via Irwindale Avenue or Vernon  
Avenue

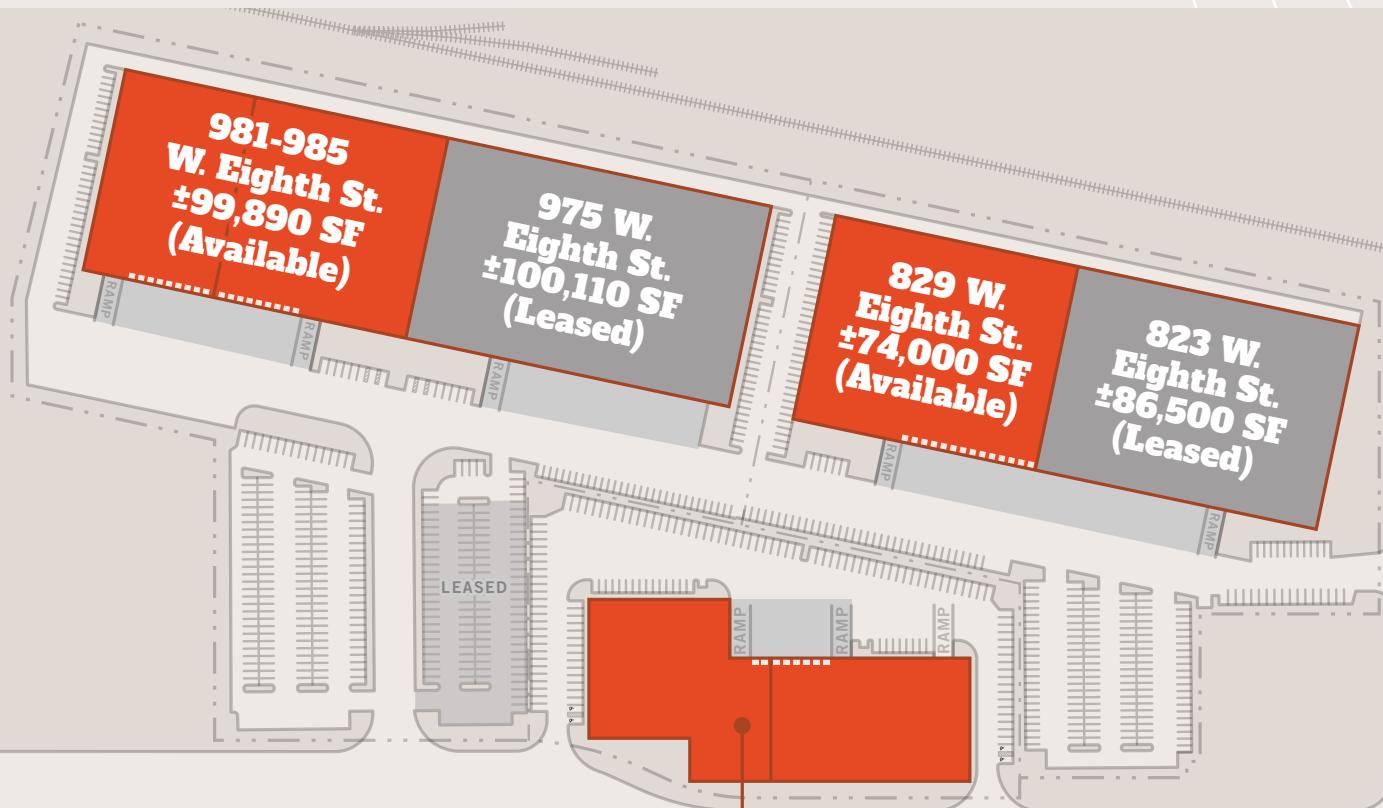
OWNERSHIP Institutionally Owned and Operated

## Class A ±432,500 SF Three Building Industrial Distribution Park

Azusa Industrial is a premier Class A industrial park strategically located in the heart of the San Gabriel Valley, offering seamless access to the SR-210, I-605, and I-10 freeways. Designed to support modern logistics, distribution, and manufacturing operations, the center features three state-of-the-art buildings with flexible configurations to accommodate a variety of warehouse uses.

Institutional ownership and professional management ensure a high-quality environment, while access to low-cost utilities through the City of Azusa Light & Water enhances operational efficiency. With a prime infill location and best-in-class infrastructure, Azusa Industrial delivers the connectivity and flexibility that today's industrial users require.

SITE PLAN



EIGHTH STREET

VERNON AVENUE

**875-935 W. Eighth St.**  
**±72,000 SF**  
**(Available)**

# 3-Building Master Plan

# 981-985 W. Eighth St.

## UNIT FEATURES

AVAILABLE	Immediately	Up to 2
RENTABLE SPACE	Up to ±99,890 Contiguous SF 981 W. 8th St: ±59,890 SF 985 W. 8th St: ±40,000 SF	981 W. 8th St: 1 985 W. 8th St: 1
OFFICE SF	Up to ±8,041 SF 981 W. 8th St: ±4,324 SF 985 W. 8th St: ±3,717 SF	Up to 18 (10' x 12') 981 W. 8th St: 9 985 W. 8th St: 9
TRUCK COURT DEPTHS	±130' to ±160'	TRAILER PARKING
CLEAR HEIGHT	26'	Potentially Available



BUILDING 2

# 829 W. Eighth St.

## UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	$\pm 74,000$ SF
OFFICE SF	$\pm 2,900$ SF
TRUCK COURT DEPTHS	$\pm 130'$

CLEAR HEIGHT	30'
DOCK LOADING	14 (10' x 12')
GRADE-LEVEL LOADING	1



BUILDING 3

# 875-935 W. Eighth St.

## UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	±72,000 SF
OFFICE SF	±4,962 SF
TRUCK COURT DEPTHS	±130'

CLEAR HEIGHT	24'
DOCK LOADING	8 (10' x 12')
GRADE-LEVEL LOADING	3 (12' x 14.5')
PARKING	Private and Secured Parking



# Recently Completed Improvements

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Interior Office Renovations  
(875-935 & 975-985 W. Eighth St.)

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Exterior Building Painting & Waterproofing

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Internally Lit Monument Signs,  
Strategic Wayfinding Signs & Dock Identification

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Drought Tolerant Landscaping

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Interior Office / Warehouse Renovations (829 W. Eighth St.)

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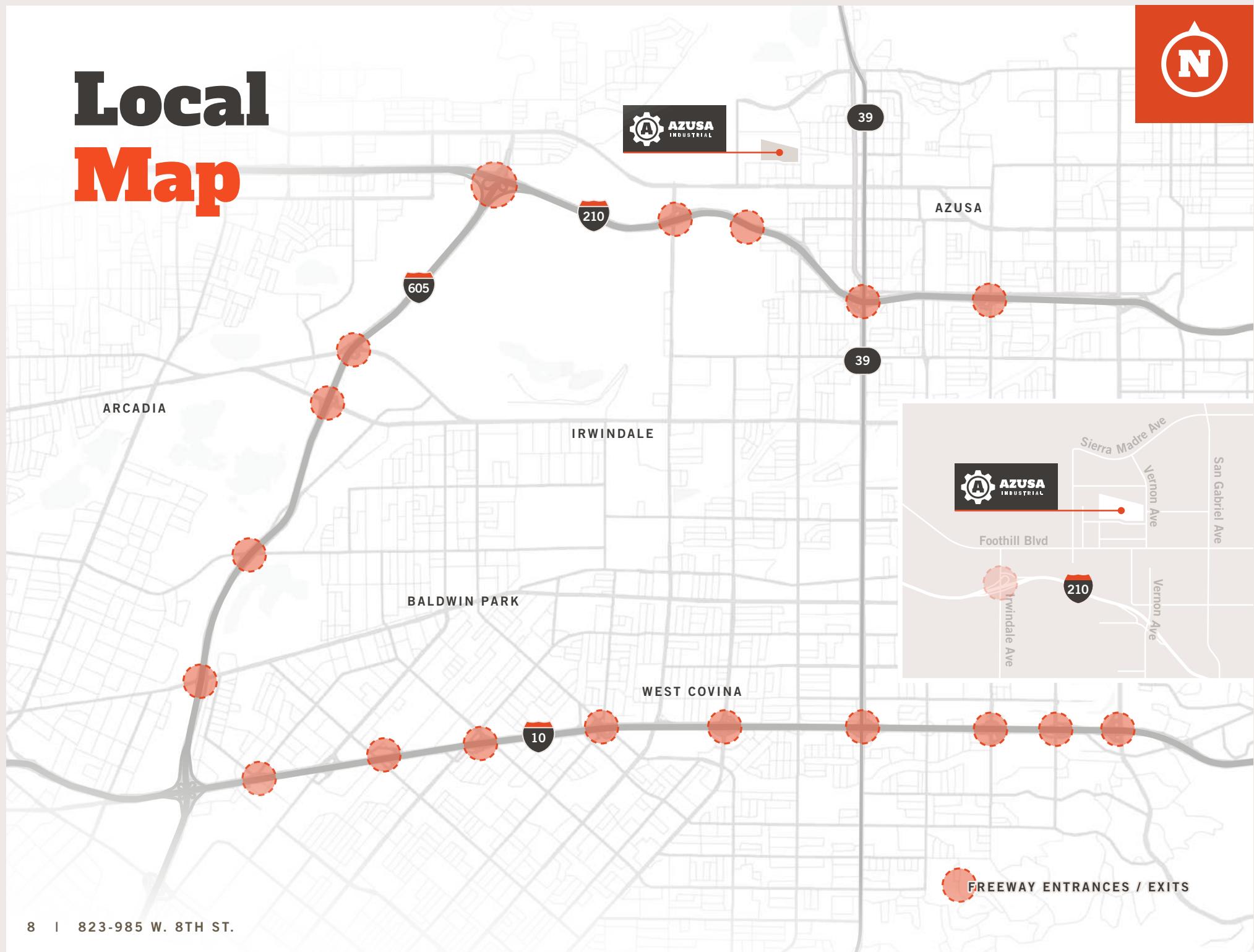
New Asphalt

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Exterior Employee Amenity Area (975-985 W. Eighth St.)



# Local Map



# Regional Map

**16,446,528  
Residents**

**10,494,491  
Residents**

**2,243,404  
Residents**

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## LOS ANGELES INTERNATIONAL AIRPORT

PORT OF  
LOS ANGELES/  
LONG BEACH

JOHN WAYNE  
AIRPORT



9 I 823-985 W. 8TH ST.



**AZUSA  
INDUSTRIAL**



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