

# PROPERTY FEATURES

## BUILDING SIZE:

±5,346 sq.ft.

## LOT SIZE

±9,937 Sq.Ft. (±0.23 Acres)

## PARCELS

APN: 8615-003-018

## ZONING

DW - West End Industrial  
(Verify with the City of Azusa)

## PROPERTY HIGHLIGHTS

- ± 150 sq.ft Office Space
- Available Mezzanine
- ± 400 AMPS, 3- Phase Power (Verify)
- ± 16' Clear Height
- Corner Lot, Centrally Located within the City of Azusa
- Frontage on Irwindale Ave. ±30,582 Vehicles per Day
- Located just South of the I-210 Freeway, off the S. Irwindale Ave. On/Off Ramp, minutes from the I-605 Freeway, and I-10 Freeway.



**INLAND  
EMPIRE**

**CAL DRE # 02120868**

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Ontario, CA 91764  
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Irwindale Ave.

# FOR SALE

**159 S. IRWINDALE AVE.  
AZUSA, CA 91702**

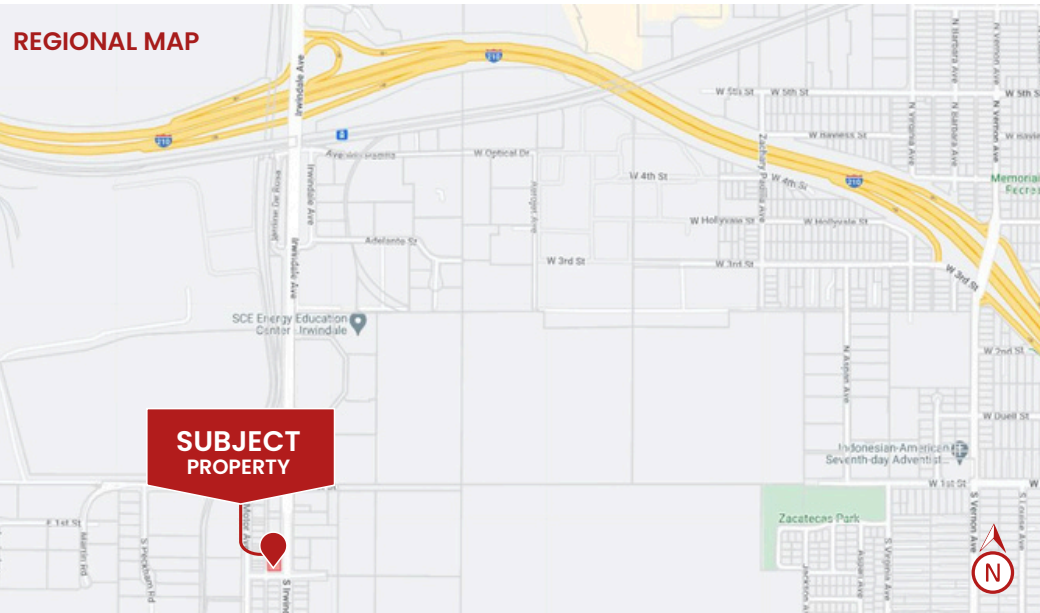
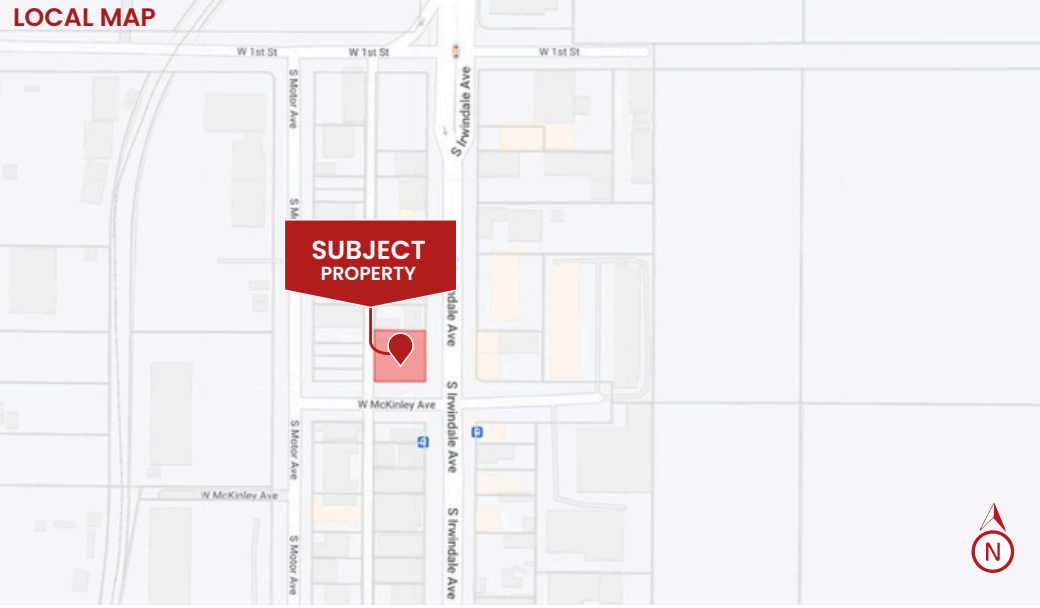
W. Mckinley St.

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