

15628 Cypress Street
IRWINDALE, CA 91706



Rare Owner-User Warehouse for Sale

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

15628 Cypress St
IRWINDALE, CA 91706

PROPERTY DETAILS

Asking Price:	\$1,250,000
Price per SF:	\$361.48
Total Building SF:	±3,458 SF
Lot SF:	±13,927 SF
Year Built:	1998
Zoning:	M2
APN:	8417-003-055

PROPERTY HIGHLIGHTS

- Freestanding 3,458 SF industrial building
- Gated property with reserved and shared parking
- 18' clear heights in warehouse area
- Easy access for trucks / deliveries
- Multiple offices spaces, break room and two restrooms
- 2-ground level roll up doors 12' W x 14' H



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EXTERIOR PHOTOS

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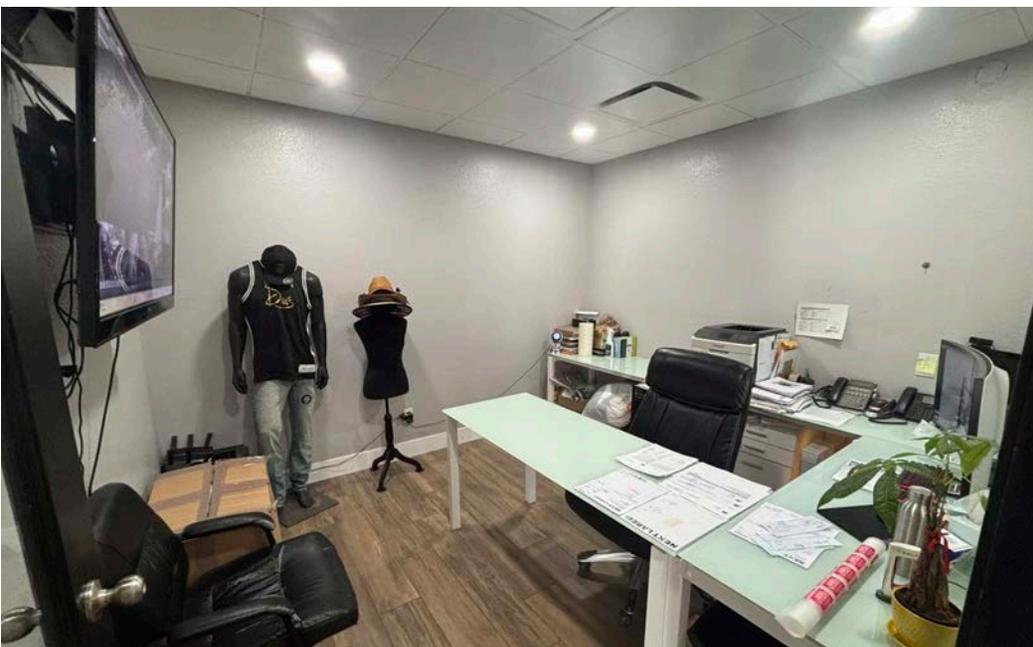
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INTERIOR PHOTOS

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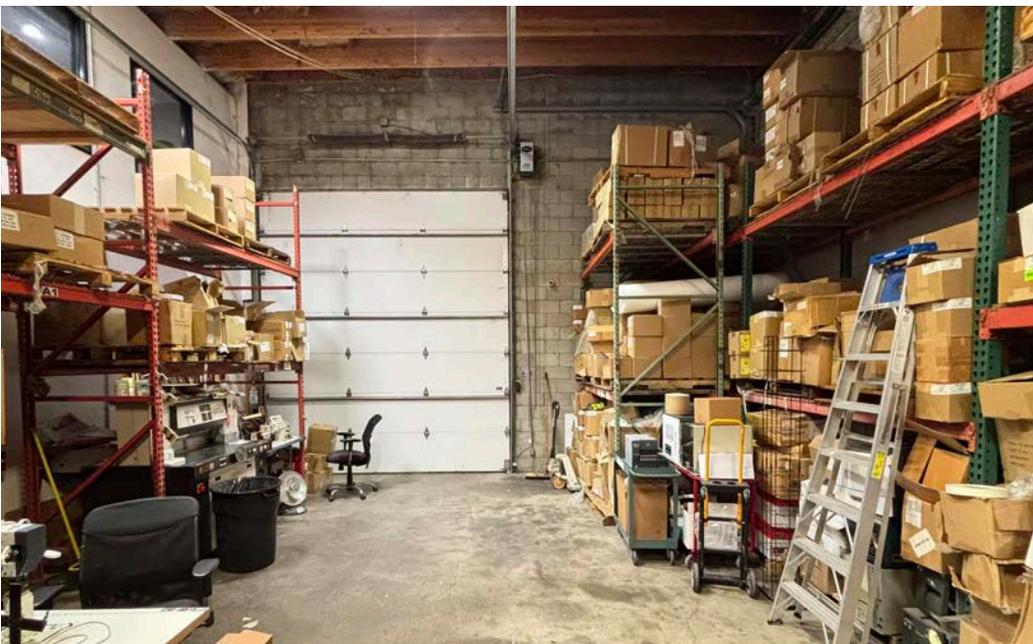
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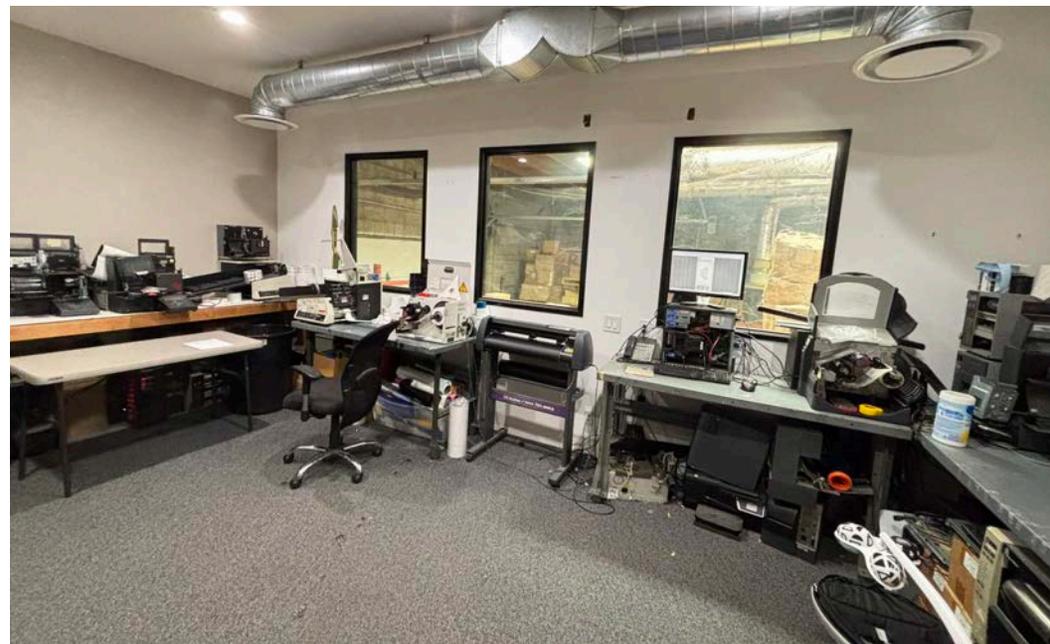
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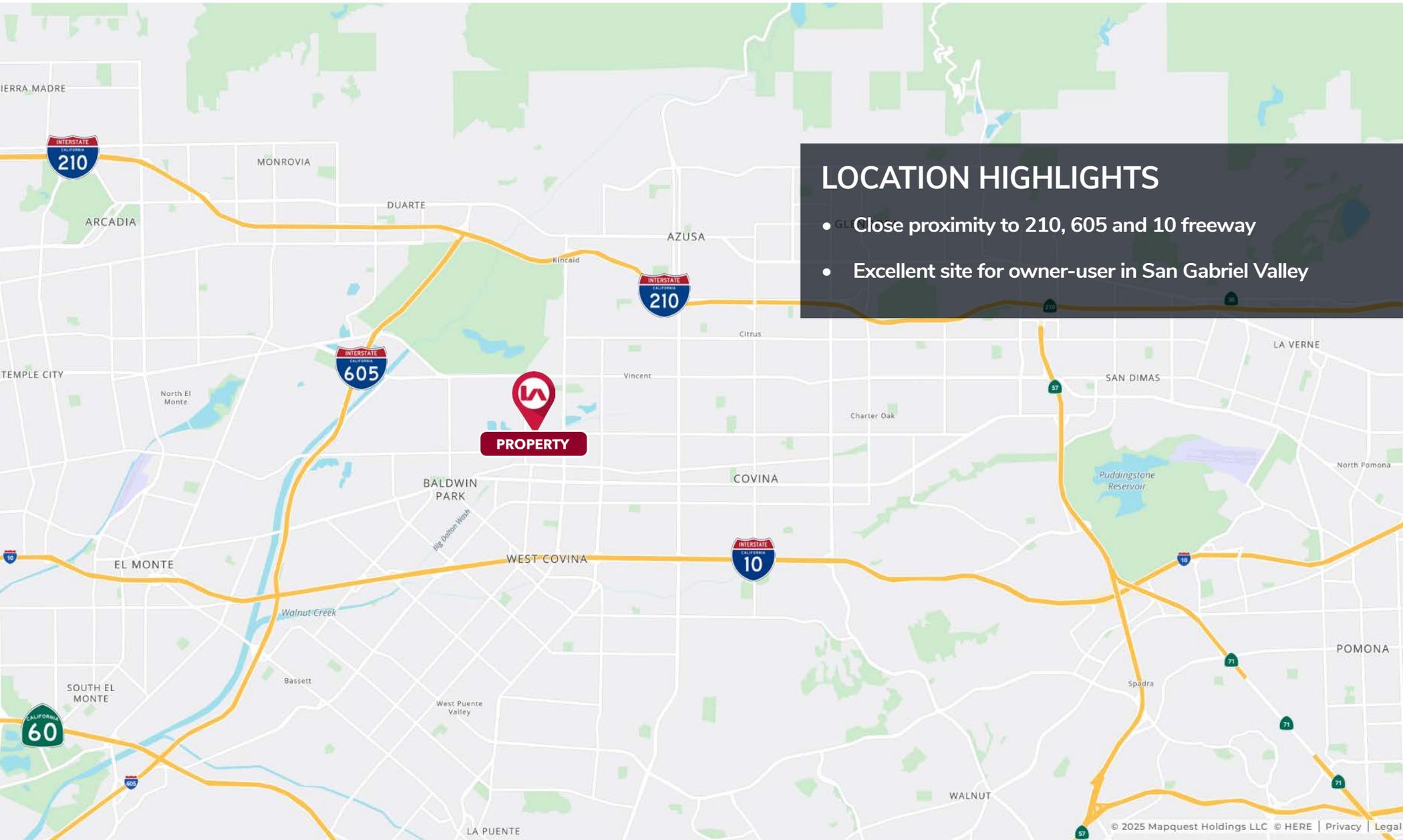
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- GL Close proximity to 210, 605 and 10 freeway
- Excellent site for owner-user in San Gabriel Valley



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AMENITIES MAP

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CYPRESS STREET

IRWINDALE, CA 91706

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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