

# FOR LEASE

## Industrial Warehouse Units Available In Irwindale Business Park

Irwindale Plaza

12711-12731 Ramona Blvd, Irwindale, CA 91706



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**Sandhill Management Inc.**

[www.sandhillmgmt.com](http://www.sandhillmgmt.com)

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# PROPERTY HIGHLIGHTS

Two units available in Irwindale Plaza business park. A strategically situated industrial complex, the site offers direct Ramona Boulevard frontage and convenient access to the nearby 10, 605, and 210 freeways. The well-maintained units feature 18-foot clear heights, 12' x 14' ground-level loading doors, 200-amp 3-phase power, fire sprinkler systems, private office space, and flexible M2 zoning, providing businesses comprehensive infrastructure and prime visibility in this strong industrial hub. Location and onsite amenities position the property as an ideal site for logistics, distribution, and manufacturing in Southern California.



12711-12731 RAMONA BLVD, IRWINDALE, CA 91706



Frontage on Ramona Blvd, a Heavily Travelled Area Thoroughfare



Superbly Maintained Property With Outstanding Complex + Unit Amenities



Onsite Parking in a Sizable Lot Surrounding the Property



Situated in Prime Irwindale, CA, Amid a Thrive Industrial Close to Densely Populated Residential Neighborhoods



Convenient Access to the 10, 605, and 210 freeways



18-foot clear heights, 12' x 14' Ground-Level Loading Doors, 200-Amp 3-Phase Power + Fire Sprinkler Systems



Rate: \$1.50 PSF + \$0.37 CAM Fees PSF



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## SUITE 102-103 SPECS

- » 3,800 SF
- » Reception area
- » Private offices
- » Kitchenette
- » Sizable warehouse space
- » Two 12 X 14 loading doors



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**WAREHOUSE AREA**



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**BUSINESS PARK OVERVIEW**



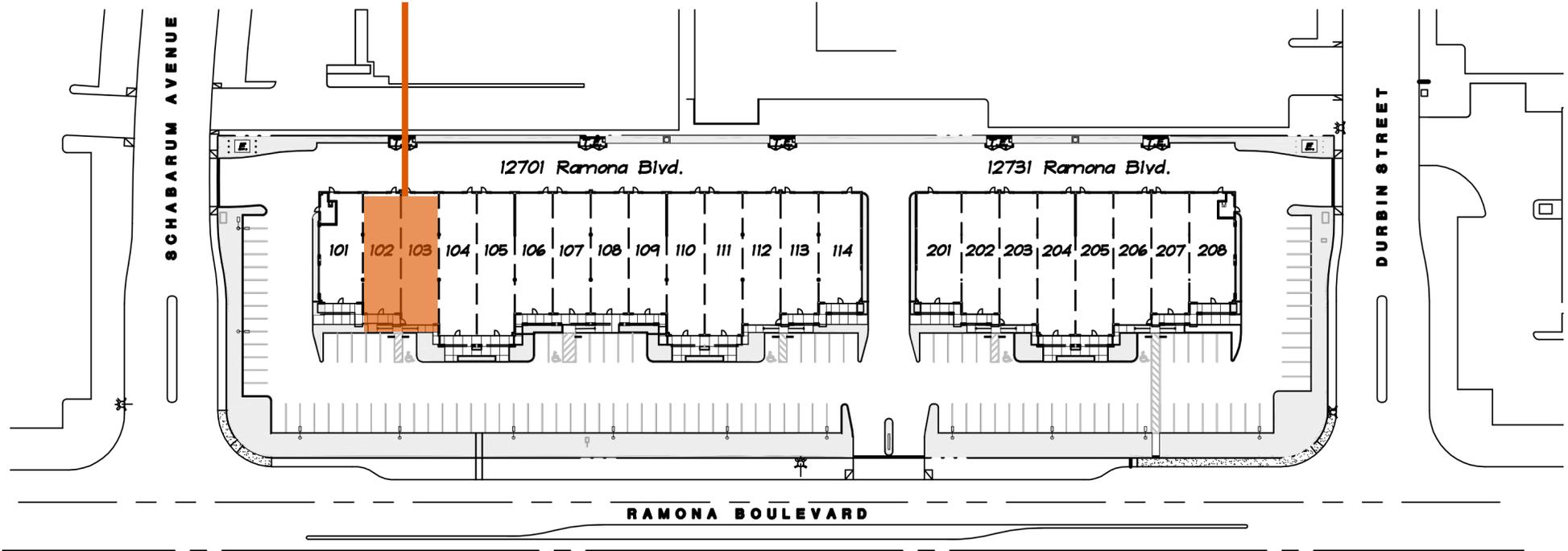
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# PROPERTY SITE PLAN

**UNIT 102-103**



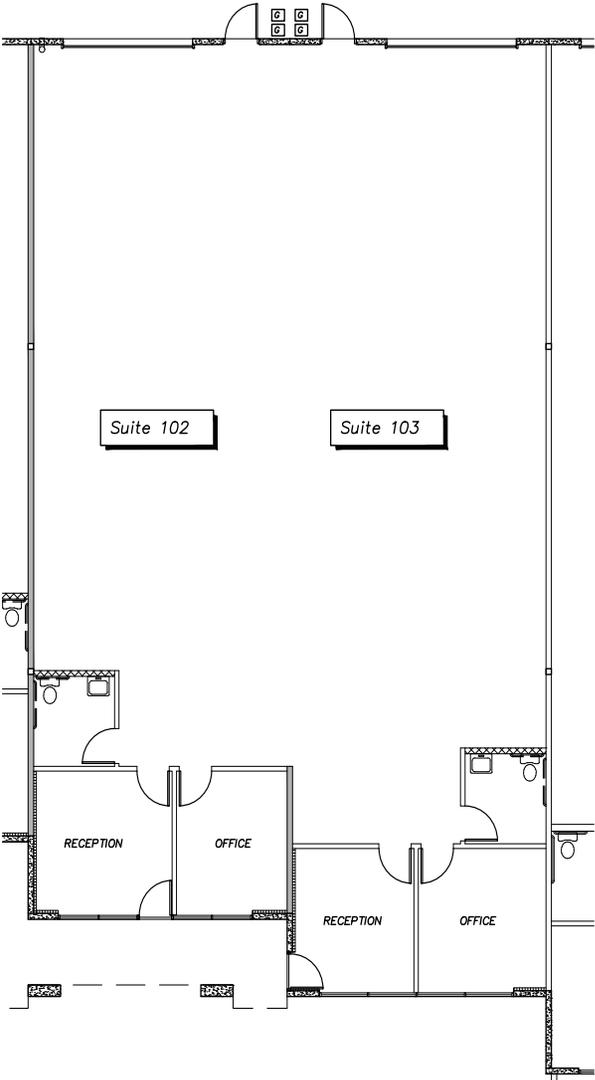
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# UNIT FLOOR PLAN



**UNIT 102-103**

**UNIT 207-208**

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# SITE OVERVIEW



**SUBJECT PROPERTY**  
IRWINDALE PLAZA  
BUSINESS PARK

**RAMONA BLVD**



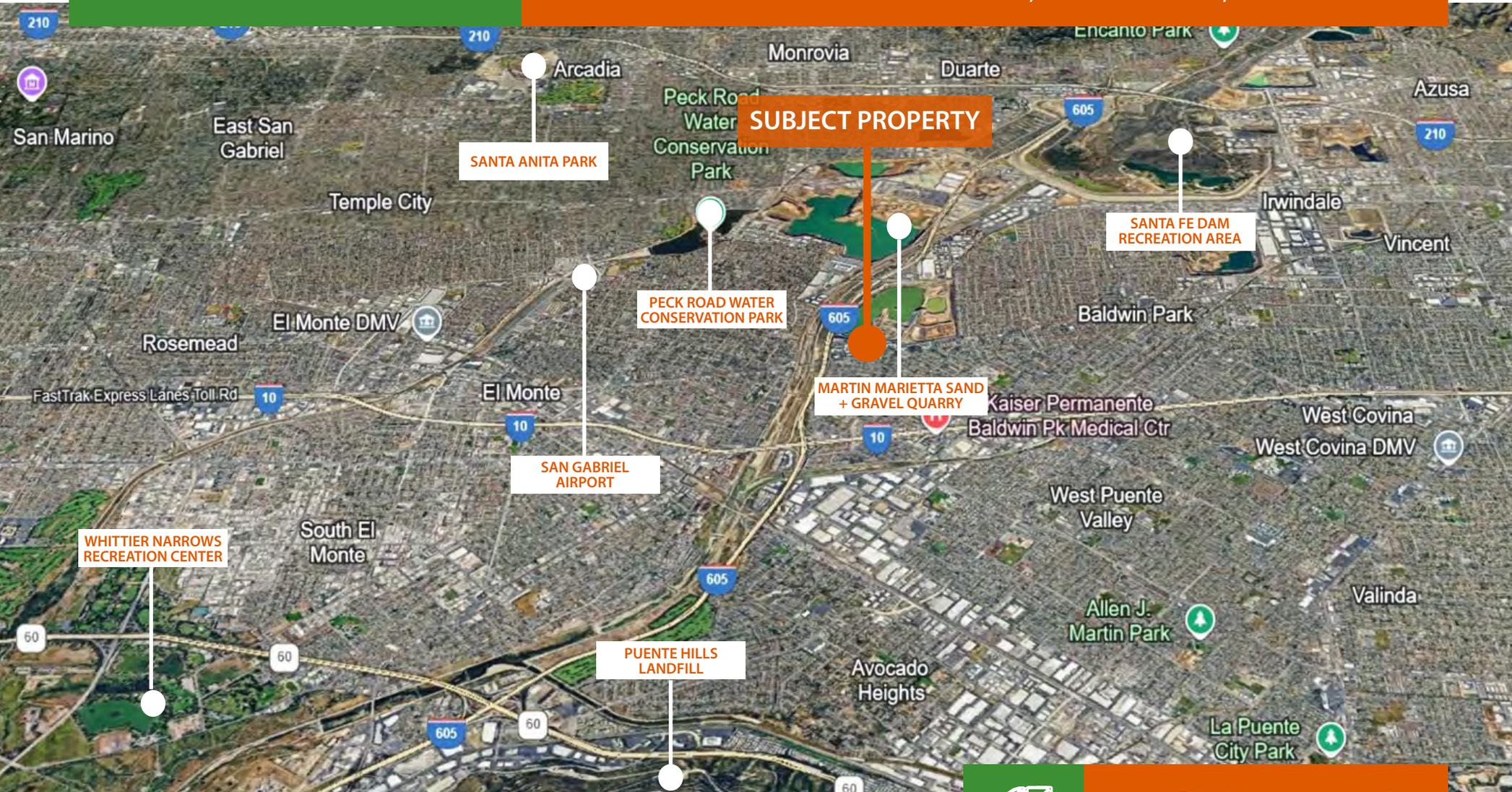
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# AREA OVERVIEW

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