



Commercial Brokerage

FOR LEASE
6,750 SQ. FT.



5313 2ND ST

IRWINDALE, CALIFORNIA 91706



Property Highlights

- ± 6,750 sq. ft. freestanding building
- ± 1,700 sq. ft. office (newly refurbished)
- 1 oversized electric ground level loading door with security code
- Clear span warehouse
- ± 300 sq. ft. production room with air compressor
- Bonus mezzanine storage space
- New roof coating system
- 400 Amps, 277/480 Volts, 3 Phase
- 17' minimum ceiling height
- 14 parking spaces
- Multi camera security system included
- Sonos audio system throughout building
- Quick 605, 210, and 10 freeway access
- Available within 30 days
- **\$1.55** per sq. ft. Gross
 - \$240 monthly Association Fee



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FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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