

FOR SALE OR LEASE
± 8,000 SF ~ 16,800 SF AVAILABLE

**400-410 S IRWINDDALE AVE
AZUSA, CA 91702**



PROPERTY HIGHLIGHTS:

400 S IRWINDALE AVE

- Total Building ±8,800 SF
- APN: 8615-007-001
- ±3,800 SF Office, ±5,000 SF Warehouse
- Lot: ±14,196 SF
- Built: 1956 (Assessor)

410 S IRWINDALE AVE

- Total Building ±8,000 SF
- APN: 8615-007-012
- Lot: ±13,004 SF
- Built: 1976 (Assessor)

Total Lot ±27,443 SF or 0.33 Acres

15' ~ 16' Ceiling Clearanc

Construction: Mansory

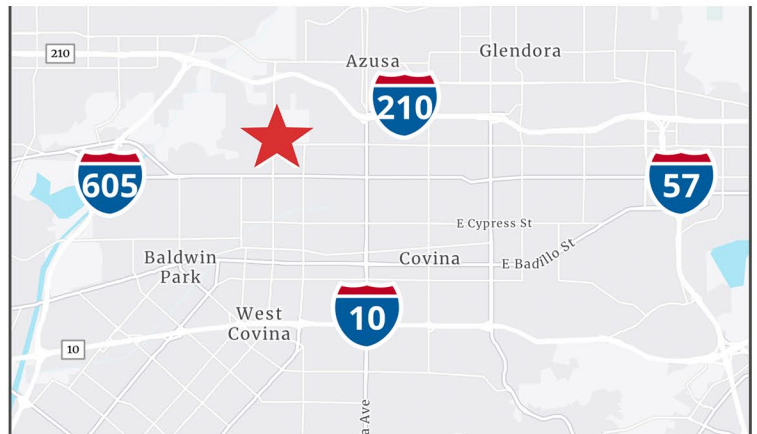
Parking: 27, 1.61/1,000 SF

Grade Level Door: 2

Power: 400a/120-208v 3P (verify)

Zoning : DW, The West End Industrial

District, per City of Azusa



For More Information, Please Contact:



Ricky Lee, MBA

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RJ REALTY

888 S BREA CANYON ROAD SUITE 200

DIAMOND BAR, CA 91789

P: 909-895-7770

CORP ID 02201099

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

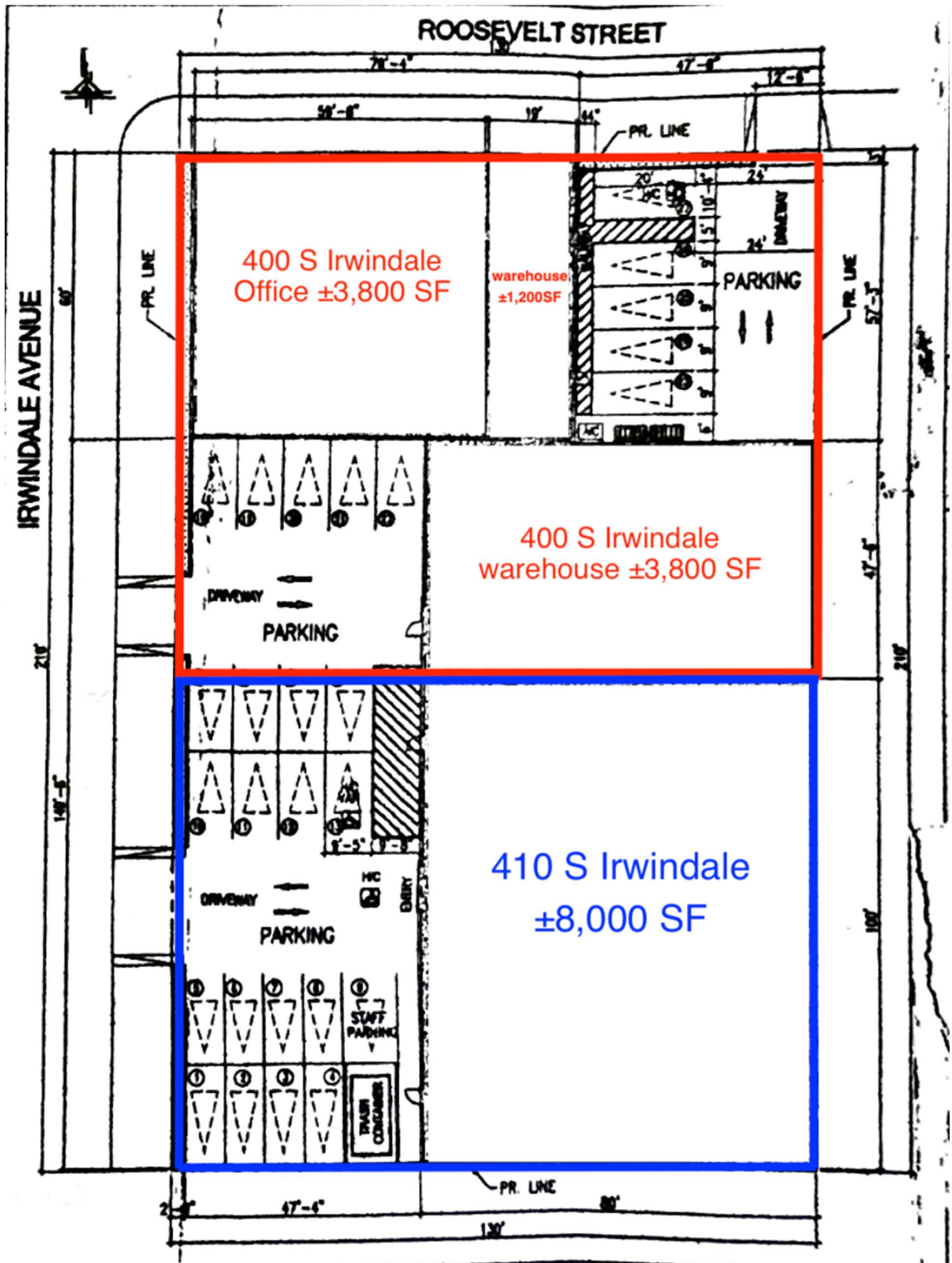
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SITE PLAN:



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