

# 5589 AYALA AVE.,

IRWINDALE, CA 91706



**Class A, Freestanding Building**

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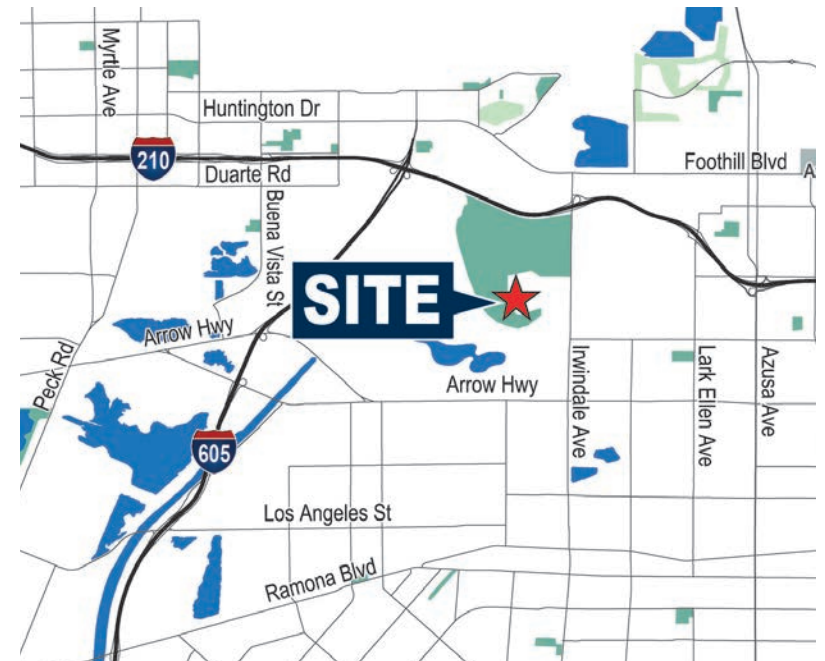
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# Property Overview



**\$1.50 Gross Per SF**  
**ASKING SUBLEASE RATE**

Address	5589 Ayala Ave., Irwindale, CA 91706
Building Size	79,691 SF
Office Area	10,949 SF
Year Built	2019
Clearance Height	32 Foot
Loading Doors	Seven (7) Dock High, One (1) Ground Level
Sprinklers	ESFR
Power	1,200 AMP/277 - 480v Heavy (Verify)
Yard	Fully Fenced, Gated, Secure Yard Area
Parking	78 spaces
Zoning	M1 - Light Manufacturing
Sublease Term	Available Through January 31, 2030
Building Owner	VB AYALA LLC (CEG Construction)
Warehouse Racking	Existing Warehouse Racks Available



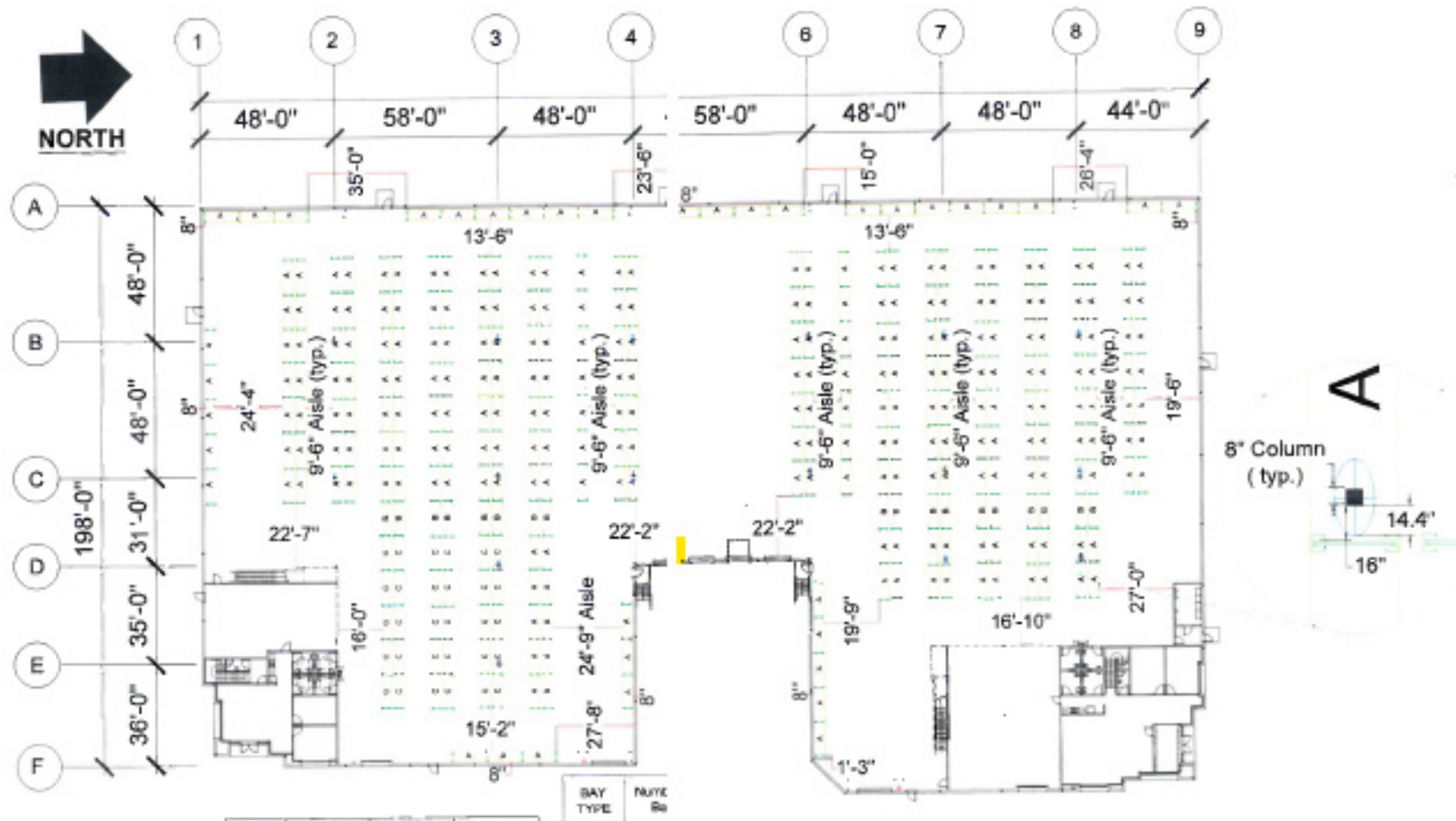


# Aerial Map





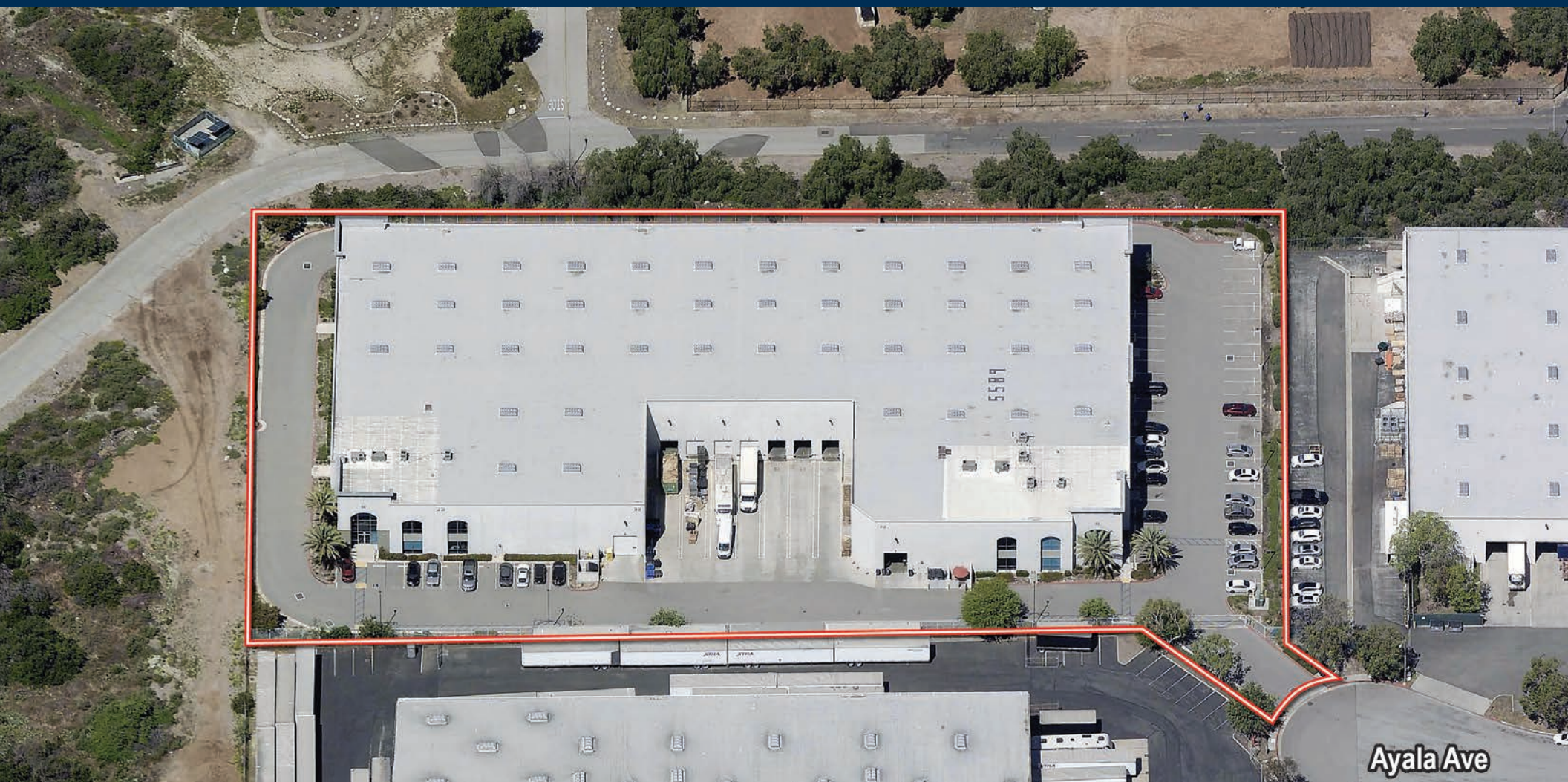
# Floor Plan- Warehouse Racking





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Ayala Ave

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