

For Sale or Lease

Industrial User / Investment Opportunity - West San Gabriel Valley (Los Angeles)

3.23 Acres Total: 1.07 Acs. Leased to SC Fuels; 2.15 Ac. IOS Site Available

Colliers

589 & 575 S Vincent Avenue, Azusa, CA 91702

3.23 ACRES SITE CONSISTS OF:

589 S Vincent

Two, CTU, sprinklered industrial buildings totaling 20,871 SF on ± 2.15 acres. New fencing, motorized gates and pavement.

575 S Vincent

± 1.07 acres land area - long term ground leased to SC Fuels; improved with automated commercial fueling station. www.scfuels.com

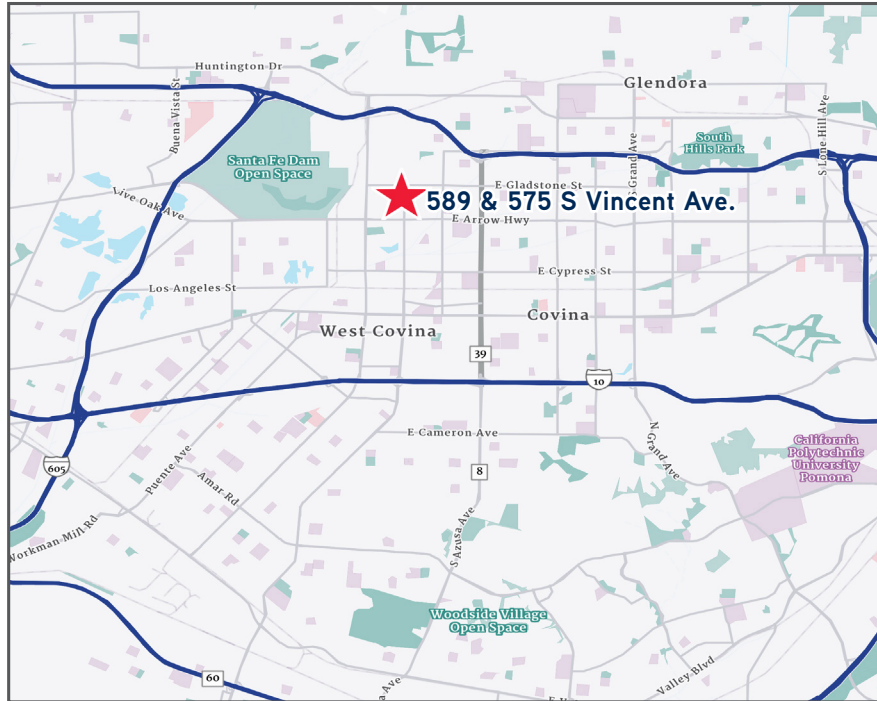


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589 & 575 S VINCENT AVENUE | AZUSA, CA 91702



PROPERTY HIGHLIGHTS

- M-2 Zoned, Rectangularly Configured Parcel
- Desirable In-fill Location: Near intersection of 605 and 210 Freeways
- 589 Vincent site is permitted for industrial outside storage (IOS) uses

3.23 acre parcel divided:

- › **575 Vincent: 1.07 acs. Ground Leased to SC Fuels through 4/2033**
as an automated “cardlock” commercial fueling station. Equipment is modern, monitored and certified. Founded in 1930 SC Fuels is one of the oldest and largest petroleum distributors in the U. S. At Lessor’s option, SC Fuels is responsible for removal of their specialized fuel dispensing improvements to the property at the end of their lease.
- › **589 Vincent: ±20,871 SF on 2.15 acs. Available starting 11.1.24.**
Previously leased to Dynalectric, Inc. as an electrical contractor’s yard. This site has new fencing, motorized gates and pavement. It is improved with two highly functional, sprinklered, CTU constructed buildings.

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