

Available Acres 1.31

Land For Lease

Available SF 57,190



**Address:**

1541 W Paramount St, Azusa, CA 91702

**Cross Streets:**

S Irwindale/W Paramount St

Free Standing Industrial Bldg Completely Secured 19,820 SF  
Huge Secured Yard  
Great Manufacturing / Outside Storage  
Trucking Trailer Parking / Contractors Yard  
Now Available

<b>Lease Rate/Mo:</b>	\$18,036	<b>Available Acres:</b>	1.31 Ac	<b>Gas:</b>	Yes	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.32	<b>Available SF:</b>	57,190 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M2
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	19,820 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	3-5 Years	<b>Yard:</b>	Fenced / Paved	<b>Electric:</b>	Yes	<b>Market Area:</b>	210 Corridor
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>	Yes	<b>APN:</b>	8615-009-021
<b>Sale Price:</b>	NFS						

**Listing Company:** Lee & Associates

**Agents:** [Stephen Shatafian 562-568-2017](mailto:sshatafian@lee-associates.com)

**Listing #:** 68e95659ce4539661676ad0b

**Listing Date:** 10/10/2025

**FTCF:** CB000N000S000/A0AA

**Notes:** Call broker for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes.