


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

Lease Rate/Mo:	\$18,036
Lease Rate/SF:	\$0.32
Lease Type:	Gross
Lease Terms:	3-5 Years
Sale Price/SF:	NFS
Sale Price:	NFS

Available Acres:	1.31 Ac	Gas:	Yes	Specific Use:	Industrial
Available SF:	57,190 SF	Water:	Yes	Zoning:	M2
Building SF:	19,820 SF	Sewer:	Yes	Rail Service:	No
Yard:	Fenced / Paved	Electric:	Yes	Market Area:	210 Corridor
		Fiber:	Yes	APN:	8615-009-021

Listing Company: Lee & Associates

Agents: [Stephen Shatafian 562-568-2017](#)
Listing #: 68e95659ce4539661676ad0b

Listing Date: 10/10/2025

FTCF: CBO00N000S000/AOAA

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.