



5539 AYON AVENUE &
16194 GLADSTONE STREET
IRWINDALE, CA 91706



PROPERTIES

The Area's Best

Industrial

Warehouse Space Value

+/-45,154

Total S.F. of open and flexible manufacturing space

BUILDING A

11,143

BUILDING B

34,011

Unlock the potential of this expansive industrial facility, ideally suited for heavy manufacturing, warehousing, or other large-scale industrial operations.

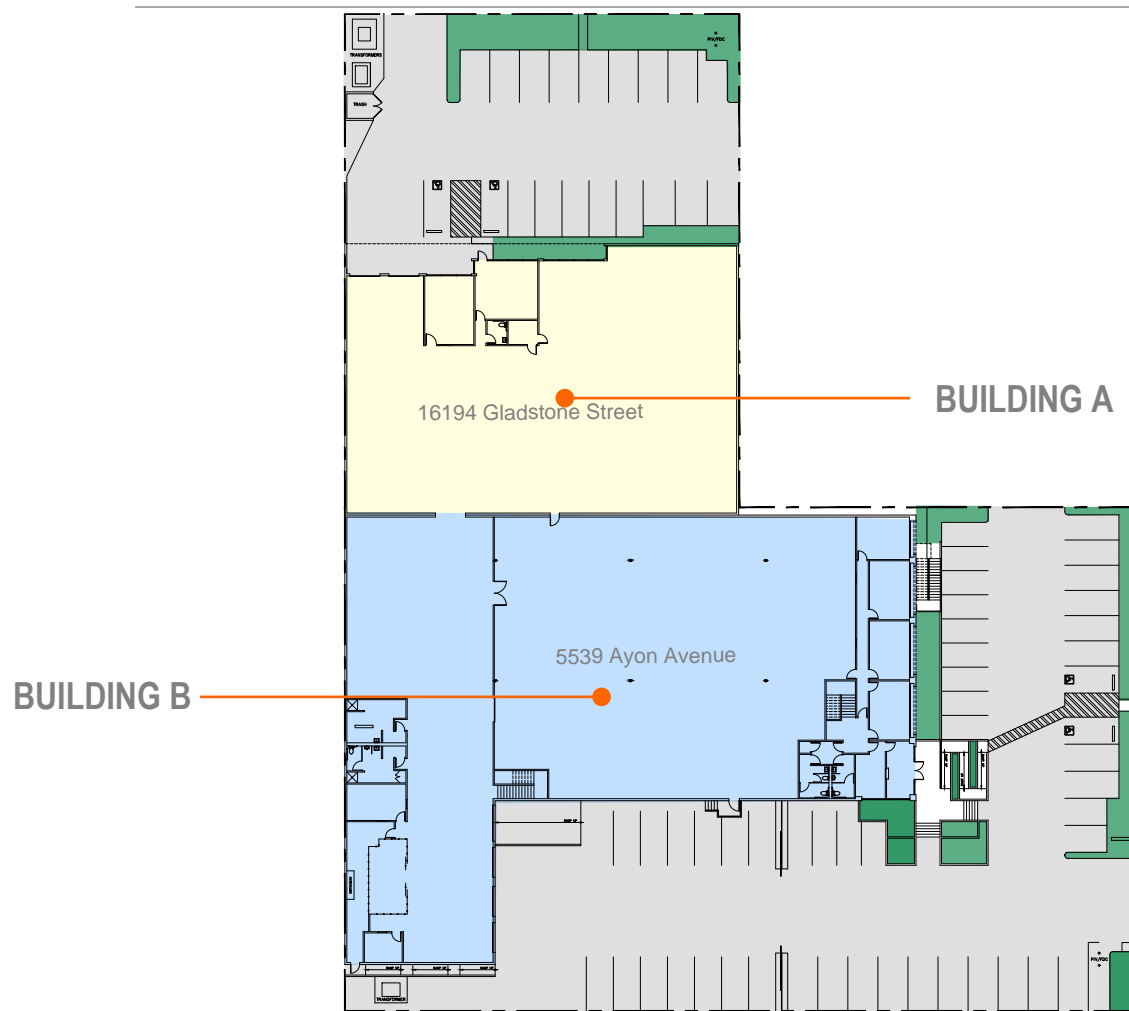
Situated in the prime industrial hub of Irwindale with excellent transportation access, this property offers robust infrastructure and space to scale your operations.

- High-capacity power supply for demanding manufacturing needs.
- Reinforced concrete floors capable of supporting heavy equipment and operations.
- Multiple dock-high and drive-in doors for seamless logistics.
- Integrated office space for administrative needs.
- Zoning: M2 (Manufacturing)



SITE PLAN

West Gladstone Street

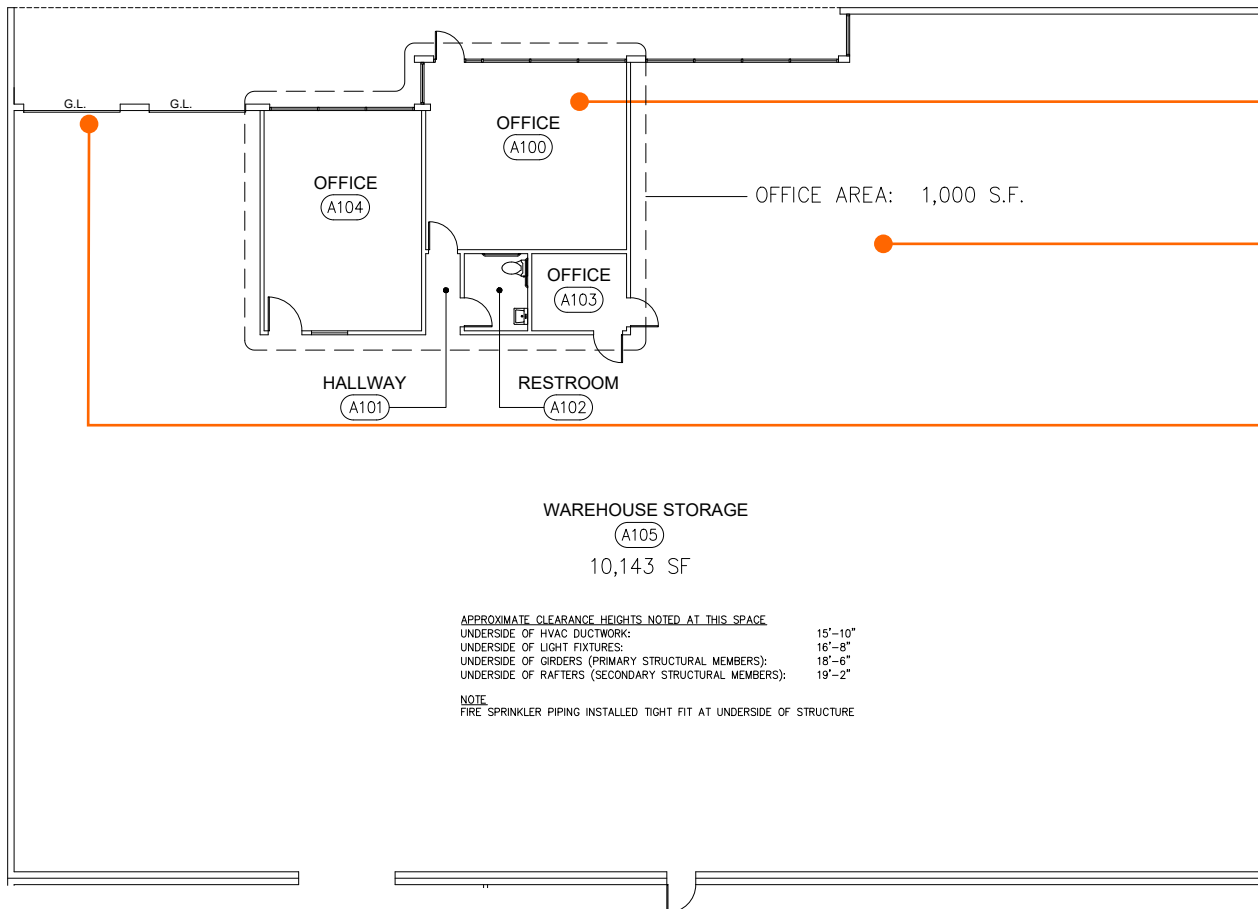


South Ayon Avenue



North

BUILDING A



OFFICE
1,000 S.F.

WAREHOUSE STORAGE
10,143 S.F.

(2) Ground Level Docks

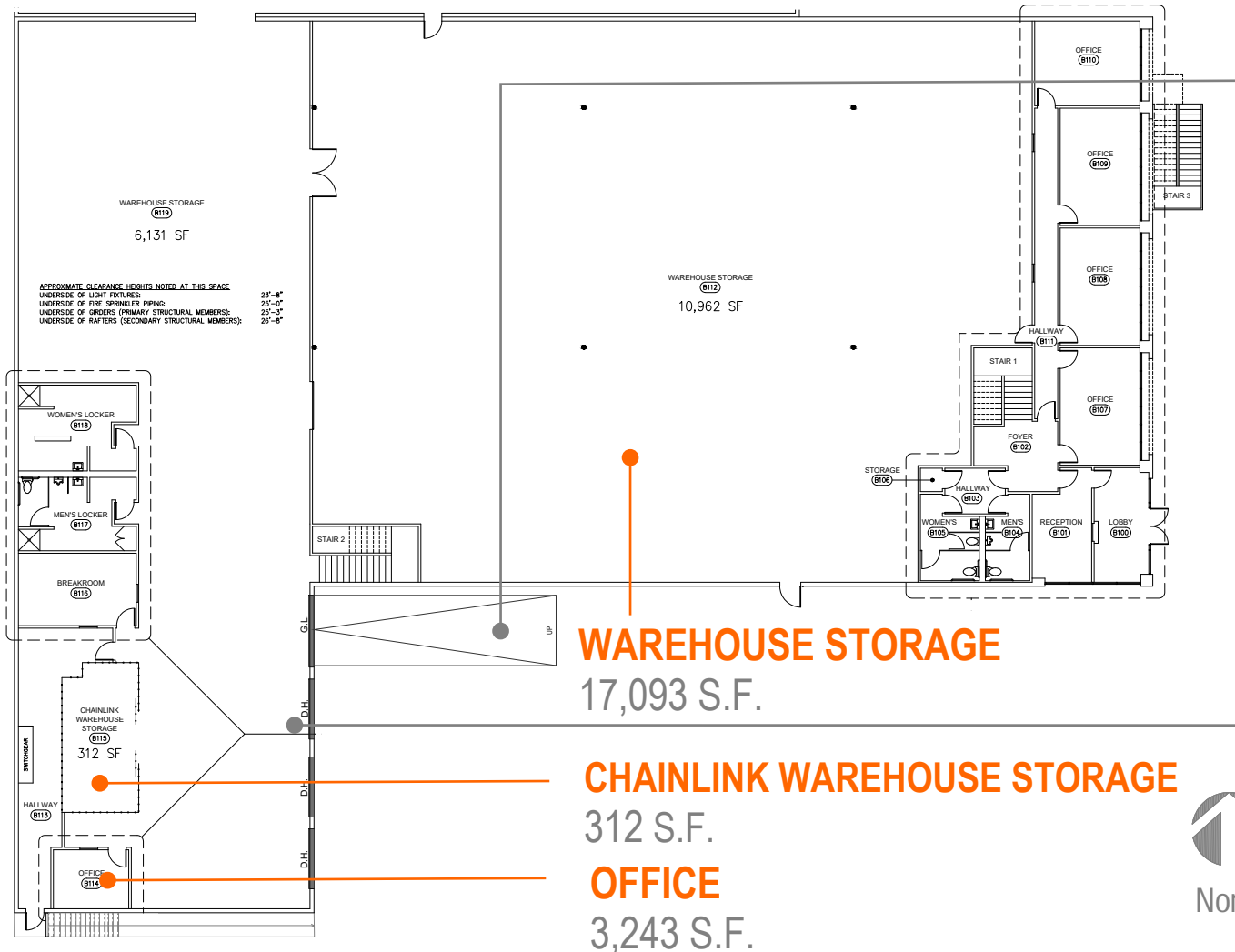
11,143 BUILDING A TOTAL S.F.

Square Footage Summary			
Building	Floor	Location	S.F.
A	1	Office	1,000
A	1	Warehouse Storage	10,143
Building A Total - 11,143 S.F.			
B	1	Office	3,243
B	1	Warehouse Storage	17,093
B	1	Chainlink Warehouse Storage	312
Building B 1st Floor Total - 20,648 S.F.			
B	2	Office	2,734
B	2	Warehouse Storage	10,129
B	2	Chainlink Warehouse Storage	500
Building B 2nd Floor Total - 13,363 S.F.			
Building B Total - 34,011 S.F.			
Total - 45,154 S.F.			



BUILDING B

1st
FLOOR



(1) GROUND LEVEL DOCK

(3) DECK-HIGH DOCKS

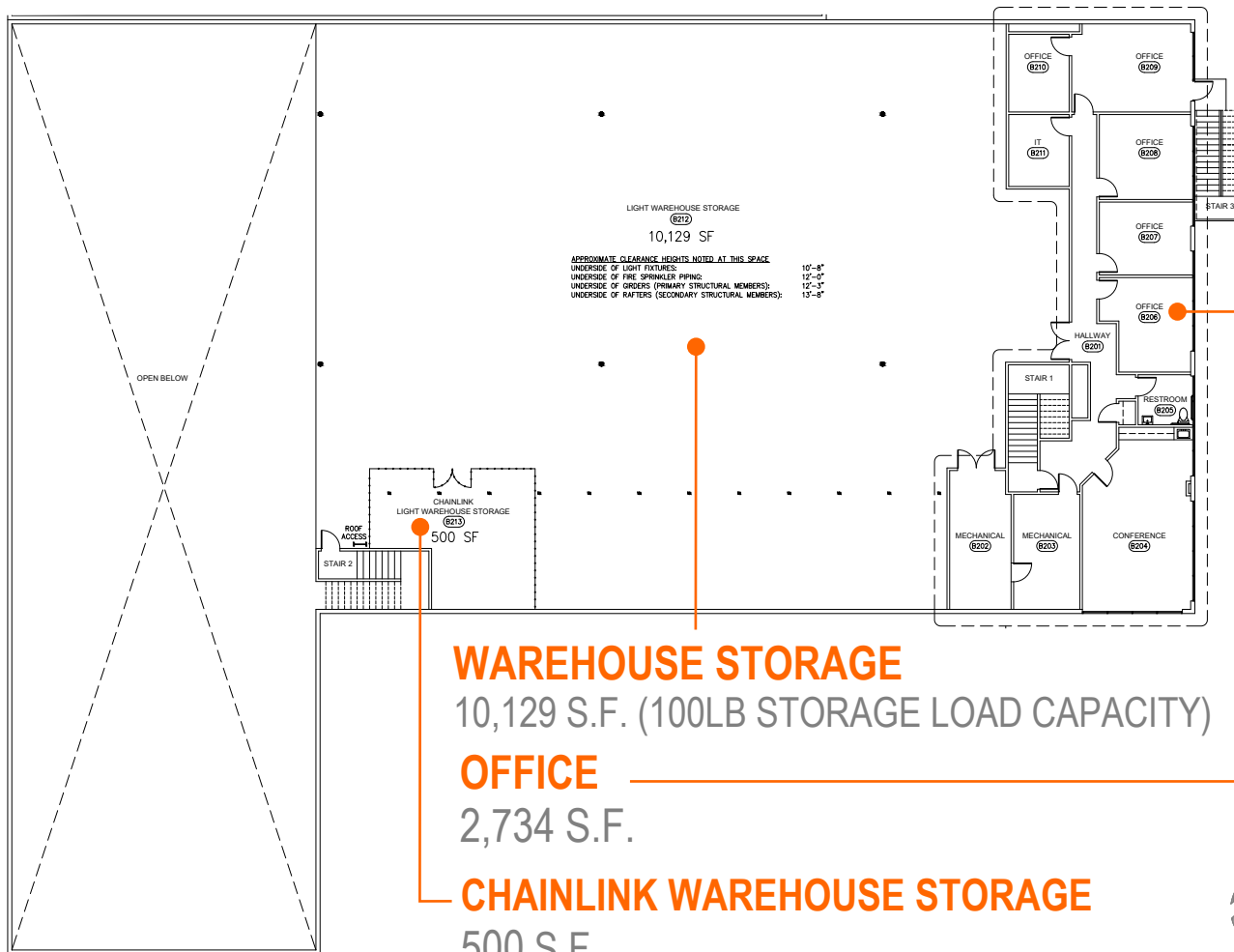
20,648 1ST FLOOR TOTAL S.F.

Square Footage Summary			
Building	Floor	Location	S.F.
A	1	Office	1,000
A	1	Warehouse Storage	10,143
Building A Total			11,143 S.F.
B	1	Office	3,243
B	1	Warehouse Storage	17,093
B	1	Chainlink Warehouse Storage	312
Building B 1st Floor Total			20,648 S.F.
B	2	Office	2,734
B	2	Warehouse Storage	10,129
B	2	Chainlink Warehouse Storage	500
Building B 2nd Floor Total			13,363 S.F.
Building B Total			34,011 S.F.
Total			45,154 S.F.



BUILDING B

2ND FLOOR

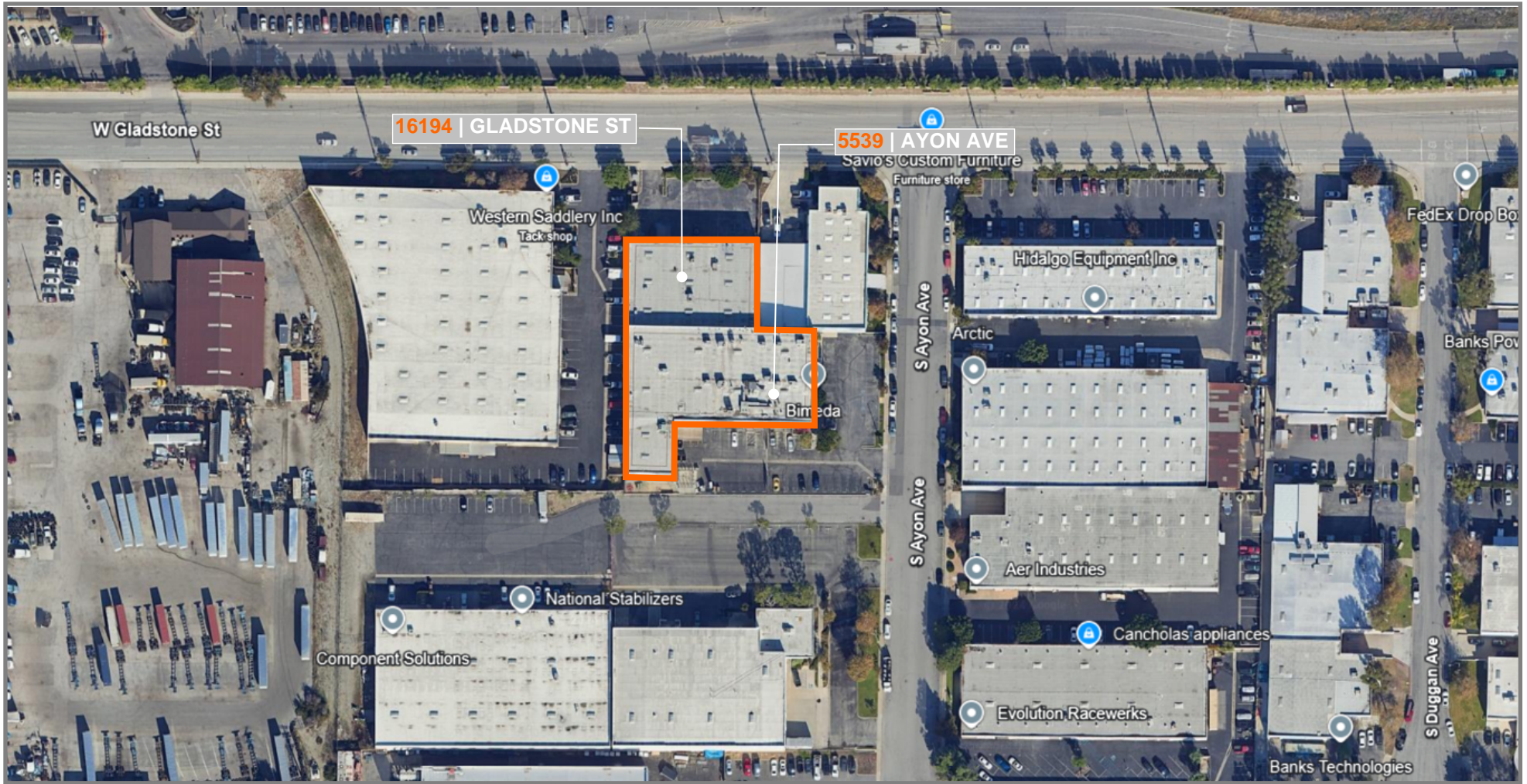


13,363 2ND FLOOR TOTAL S.F.

Square Footage Summary			
Building	Floor	Location	S.F.
A	1	Office	1,000
A	1	Warehouse Storage	10,143
Building A Total -			11,143 S.F.
B	1	Office	3,243
B	1	Warehouse Storage	17,093
B	1	Chainlink Warehouse Storage	312
Building B 1st Floor Total -			20,648 S.F.
B	2	Office	2,734
B	2	Warehouse Storage	10,129
B	2	Chainlink Warehouse Storage	500
Building B 2nd Floor Total -			13,363 S.F.
Building B Total -			34,011 S.F.
Total -			45,154 S.F.

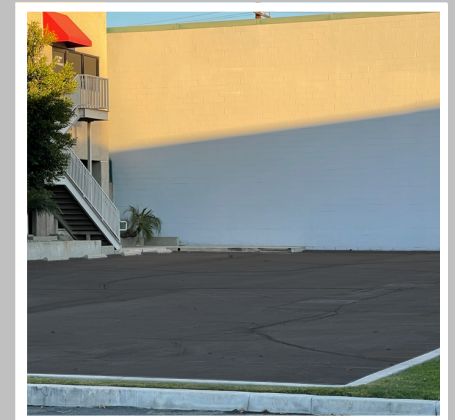


The Area's Best
INDUSTRIAL
Warehouse Space Value





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PROPERTIES

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