

±1 ACRE | RARE CUP-APPROVED AUTO DISMANTLING & STORAGE YARD

AVAILABLE FOR LEASE

722 Alpha Street
Duarte, CA 91010



CUP-APPROVED USES
AUTO DISMANTLING | TOWING | AUTO SALES | IMPOUND YARD | VEHICLE/RV STORAGE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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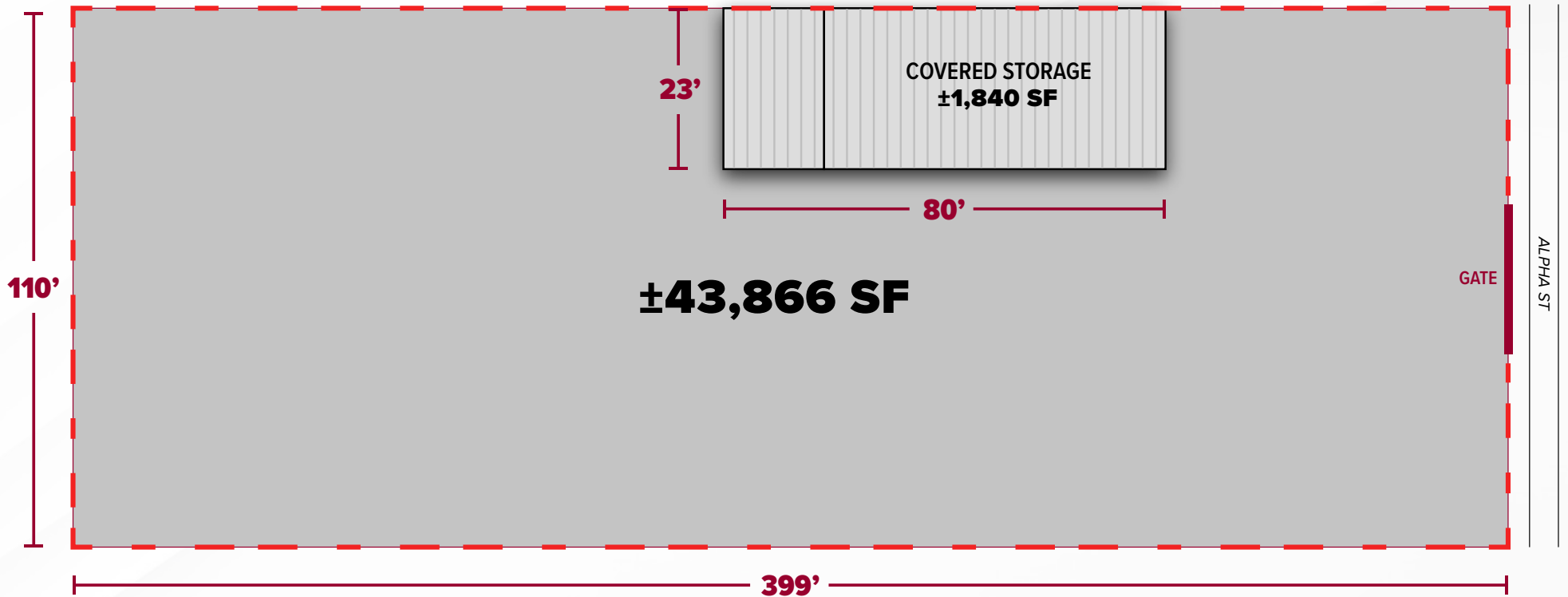
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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.



PROPERTY FEATURES

- ±43,866 SF Industrial Yard
- Zoning: M-2 Heavy Manufacturing / Automobile Dismantling Zone (City of Irwindale)
- ±1,840 SF Covered Storage / Canopy Area
- Fully Paved & Gated / Secured Yard
- 42'-8" Wide Driveway / Ingress-Egress
- Located on Alpha Street Automotive Dismantling Corridor

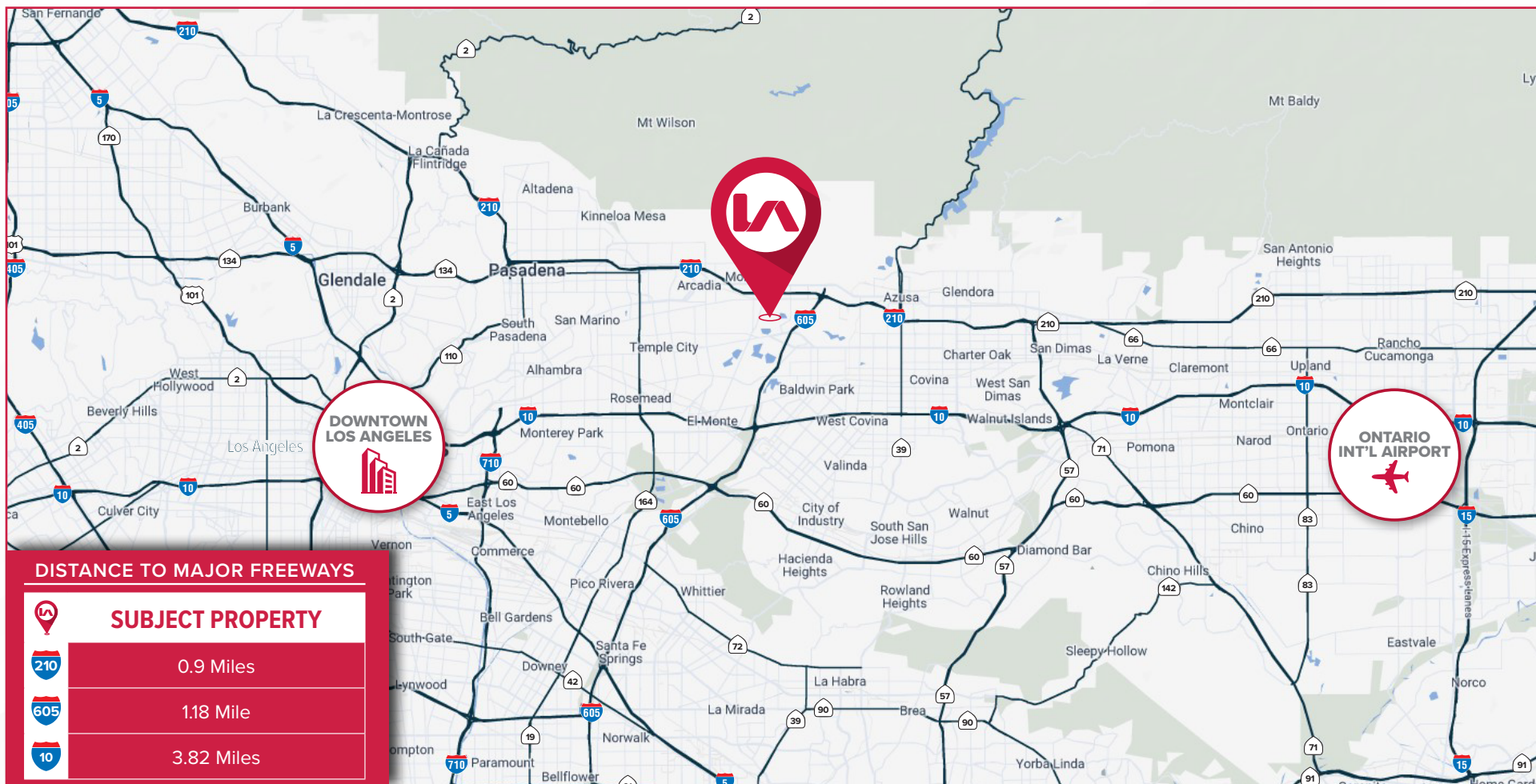


Conditional Use Permit

- CUP-Approved Uses: Auto Dismantling, Vehicle Towing, Auto Sales, Vehicle/RV Storage & Impound Yard
- 15-year approval through April 19, 2032, with one 5-year automatic extension available for compliant operations, extending through April 19, 2037. Tenant to verify CUP status, compliance, transferability, and permitted operations directly with the City of Irwindale.



LOCATION MAP



722 ALPHA STREET

DUARTE, CA 91010



For More Information, Please Contact: ■

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