



For Lease | 138,821 SF (DIVISIBLE)

15601 Cypress Ave, Irwindale, CA 91706

PROPERTY DIVISIBLE

69,214 SF - 138,821 SF

AVAILABLE

April 2024

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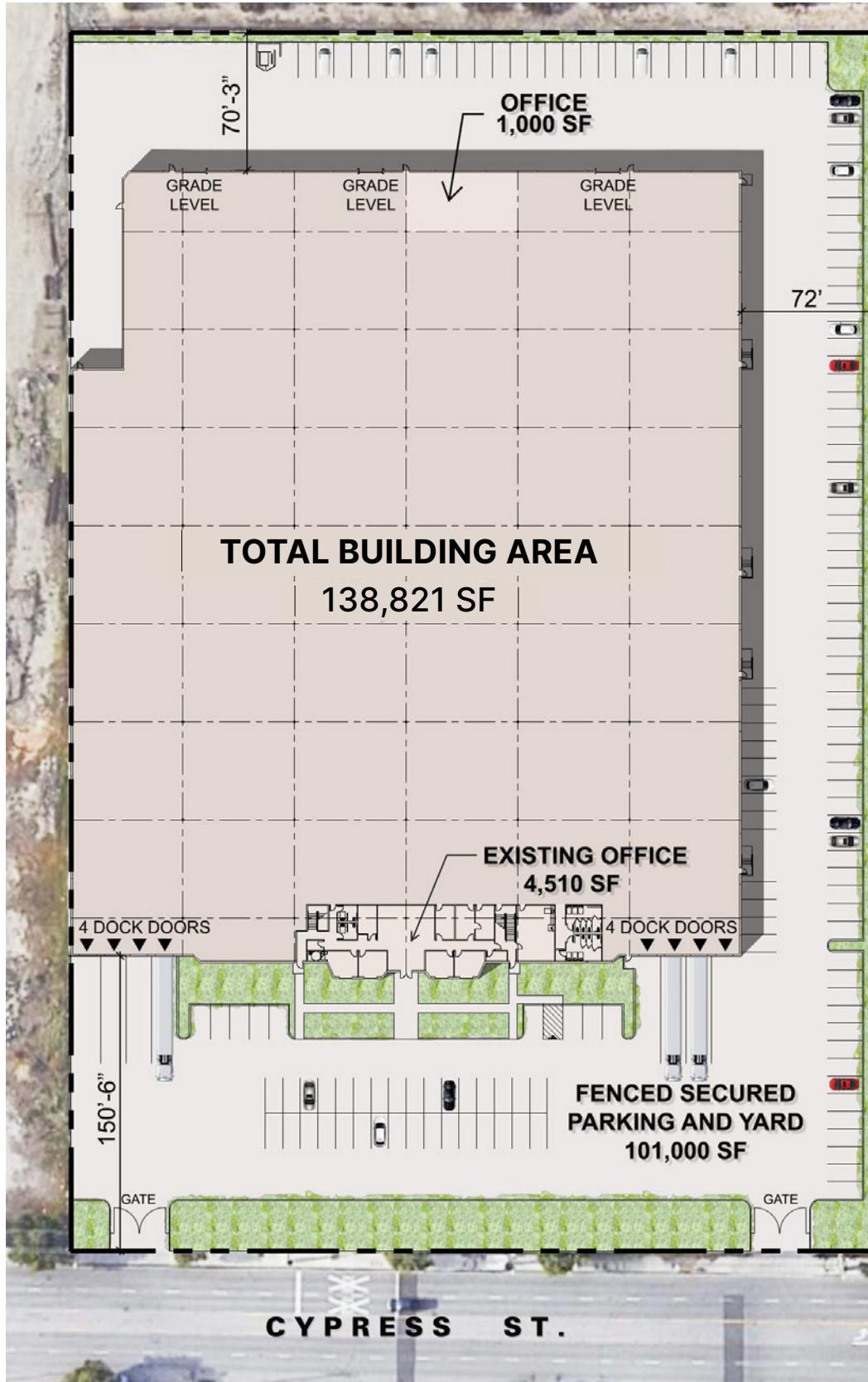
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Site Plan: Full Building

15601 CYPRESS AVE
IRWINDALE, CA 91706

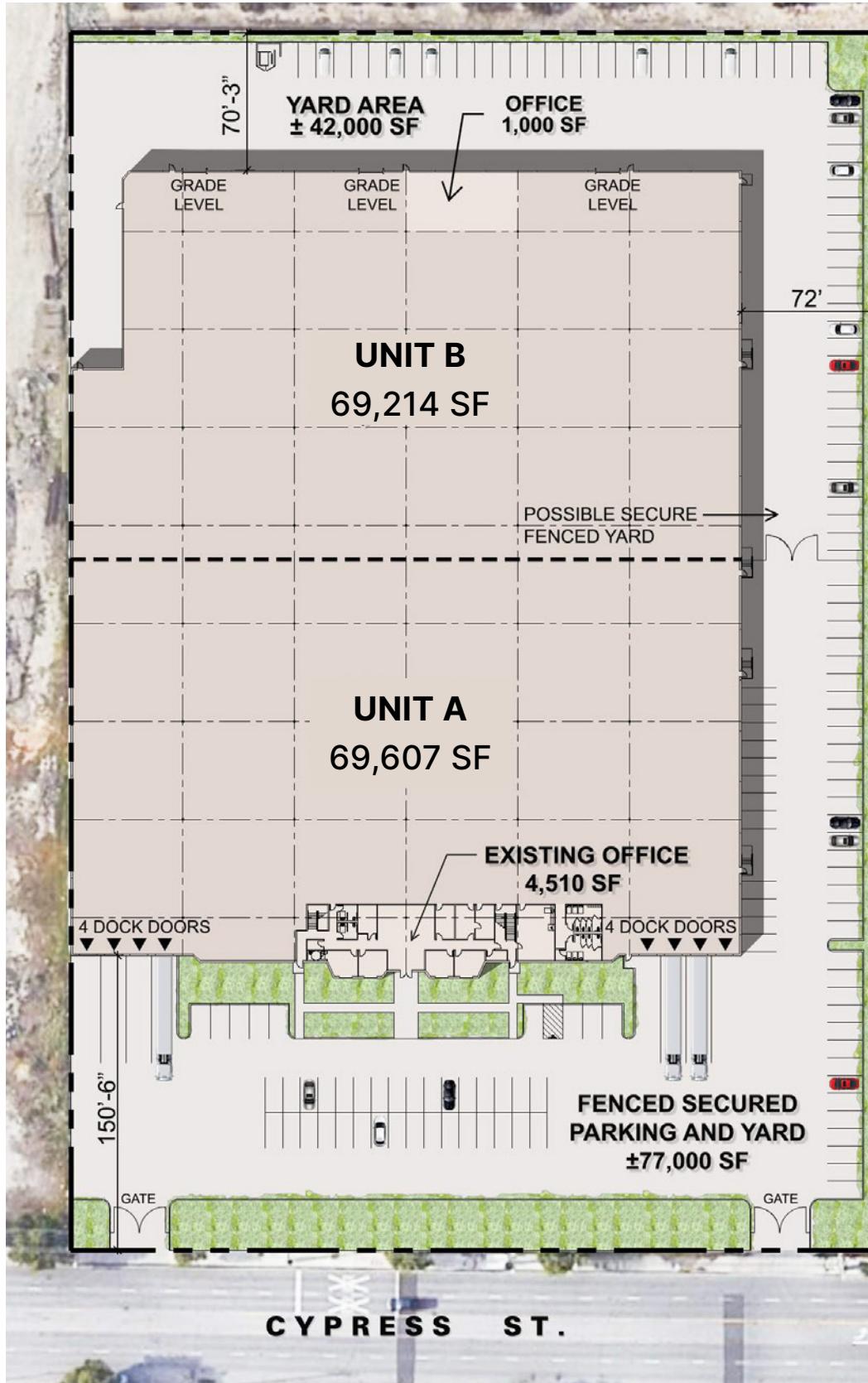


FULL BUILDING

Total Square Footage	138,821
Office Square Footage	4,510 (expandable to 9,020)
Dock High Doors	8
Grade Level Doors	3
Clear Height	25' - 28'
Fenced Yard	101,000
Sprinklers	Yes
Power	2,000 amps 480/277 volt (verify)
Land Size	6.0 AC

Site Plan: Demising Plan

15601 CYPRESS AVE
IRWINDALE, CA 91706



UNIT A

Square Footage
69,607

Office Square Footage
4,510 (expandable to 9,020)

Dock High Doors
8

Grade Level Doors
0

Fenced Yard
77,000

Sprinklers
Yes

Clear Height
25' – 28'

UNIT B

Square Footage
69,214

Office Square Footage
1,000

Dock High Doors
0

Grade Level Doors
3

Fenced Yard
42,000

Sprinklers
Yes

Clear Height
25' – 28'

Location Map

15601 CYPRESS AVE
IRWINDALE, CA 91706

AIRPORTS

Ontario:

- 23.7 / 25 minutes

Long Beach:

- 27.7 miles / 45 minutes

LAX:

- 38.6 miles / 50 minutes

PORTS

Long Beach:

- 34.6 miles / 45 minutes

Los Angeles:

- 36.9 miles / 45 minutes



CONTACT US

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