

FOR LEASE: TOTAL 138,821 SF AVAILABLE
Available April 2024



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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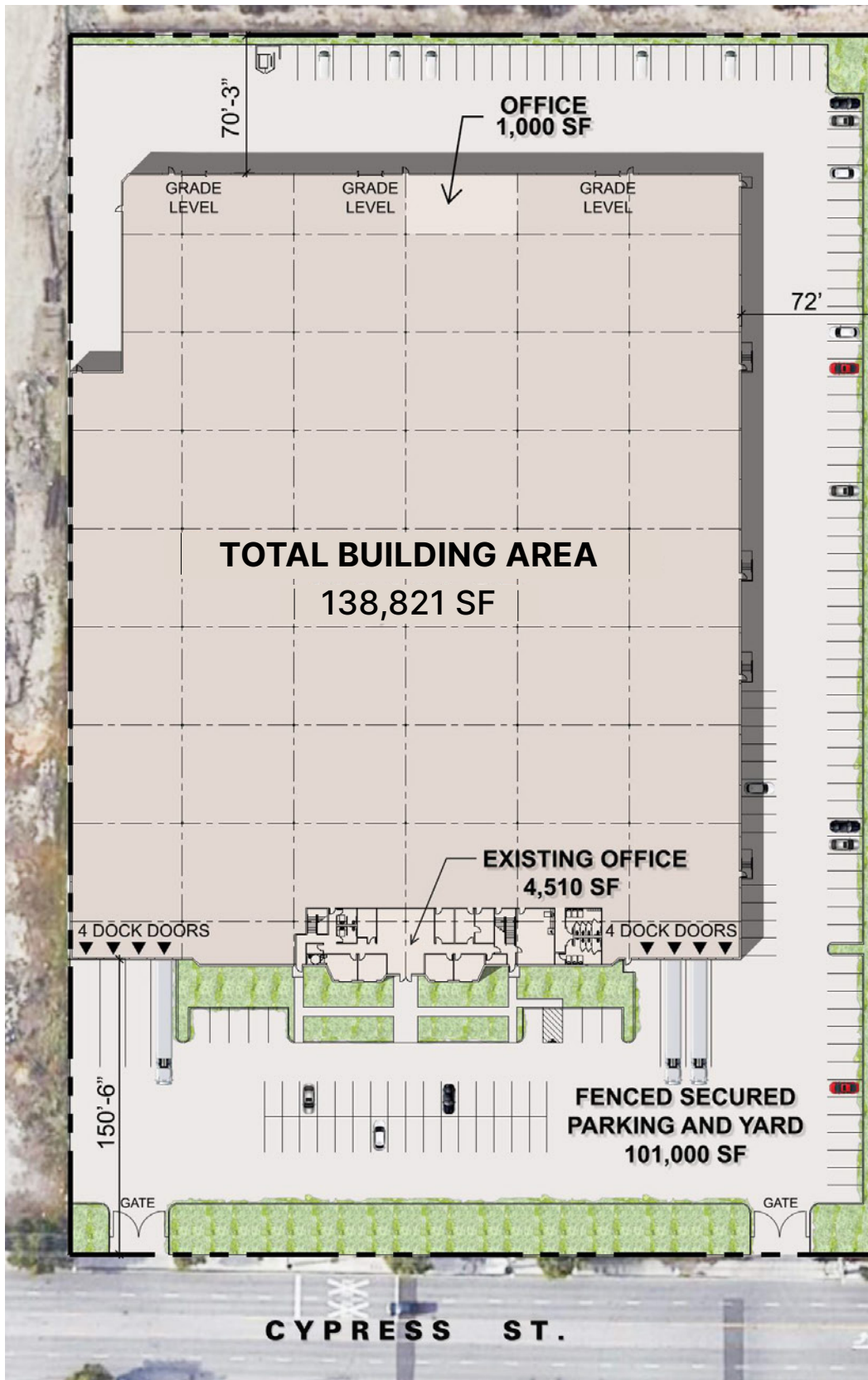
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Site Plan: Full Building

15601 CYPRESS AVE
IRVINDALE, 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

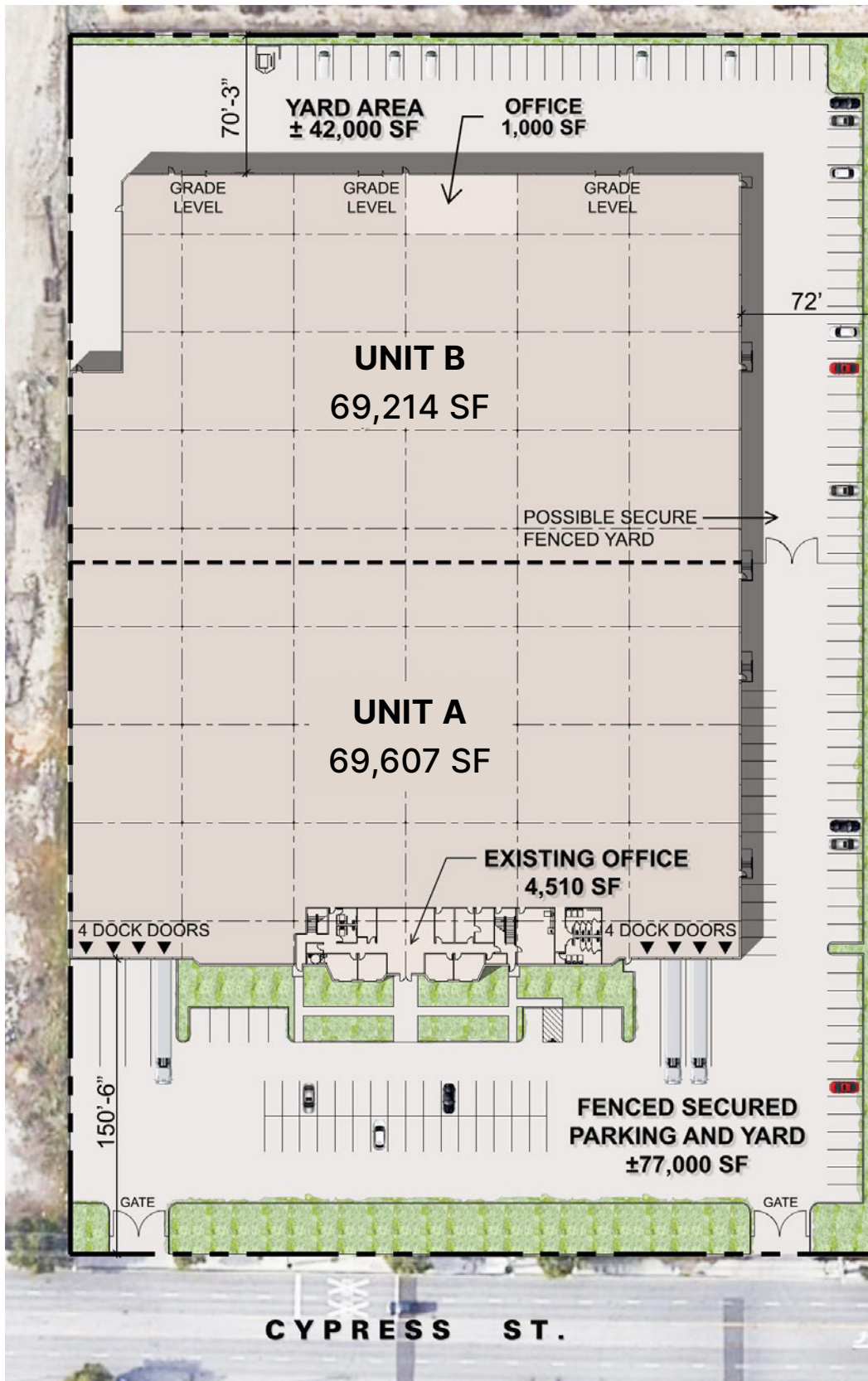
Sprinklers
Yes

Power
2,000 amps
480/277 volt (verify)

Land Size
6.0 AC

Site Plan: Demising Plan

15601 CYPRESS AVE
IRVINDALE, 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'

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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