

# 5403

AYON AVE  
IRWINDALE, CA 91706

## RENOVATIONS COMPLETE



**PRICE REDUCED!**  
~~LEASE RATE: \$1.45~~ **\$1.19 PSF/MO GRS**

*For Lease*  
±21,600 SQ. FT. INDUSTRIAL BUILDING

### Property HIGHLIGHTS



Central Irwindale Location



Modern Distribution/  
Manufacturing Facility



Dock High & Ground  
Level Loading

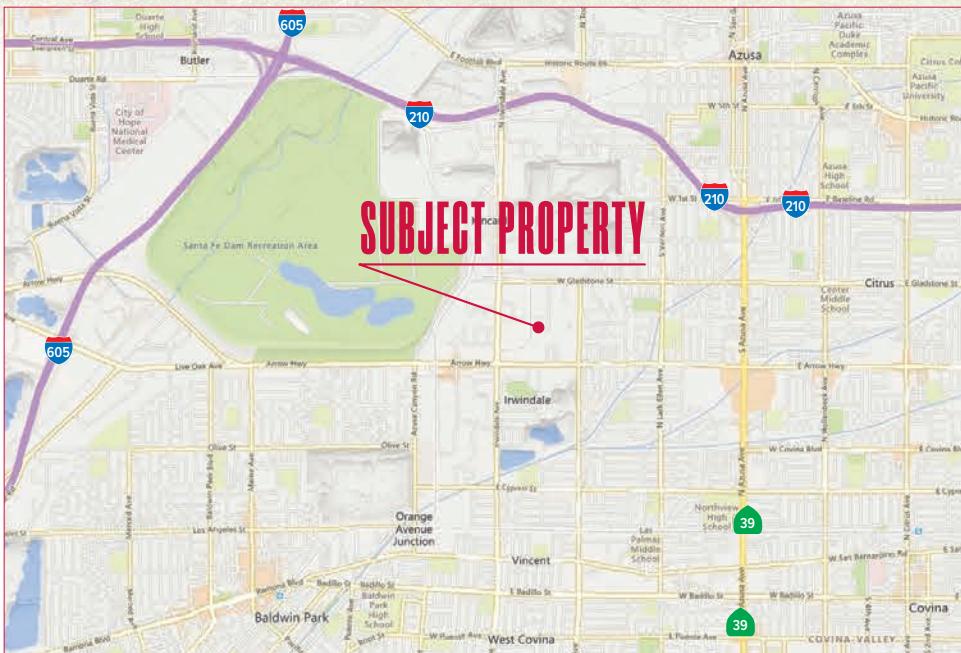


22' Clearance



Brand New Fully  
Renovated ±2,500 SF Office

Lease Rate: \$25,704/Mo GRS  
(\$1.19 PSF/Mo GRS)  
OPEX: \$0.11 PSF



**PETER D. BACCI**  
SIOR | Executive VP, Principal  
[pbacci@lee-associates.com](mailto:pbacci@lee-associates.com)  
**323.767.2022**  
LIC NO 00946253

**MICHAEL H. TSAPARIAN**  
CCIM | SIOR | Executive VP, Principal  
[mtsaparian@lee-associates.com](mailto:mtsaparian@lee-associates.com)  
**323.767.2111**  
LIC NO 00901326

**JP GORMLY**  
Vice President, Principal  
[jpgormly@lee-associates.com](mailto:jpgormly@lee-associates.com)  
**323.767.2036**  
LIC NO 01921853

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

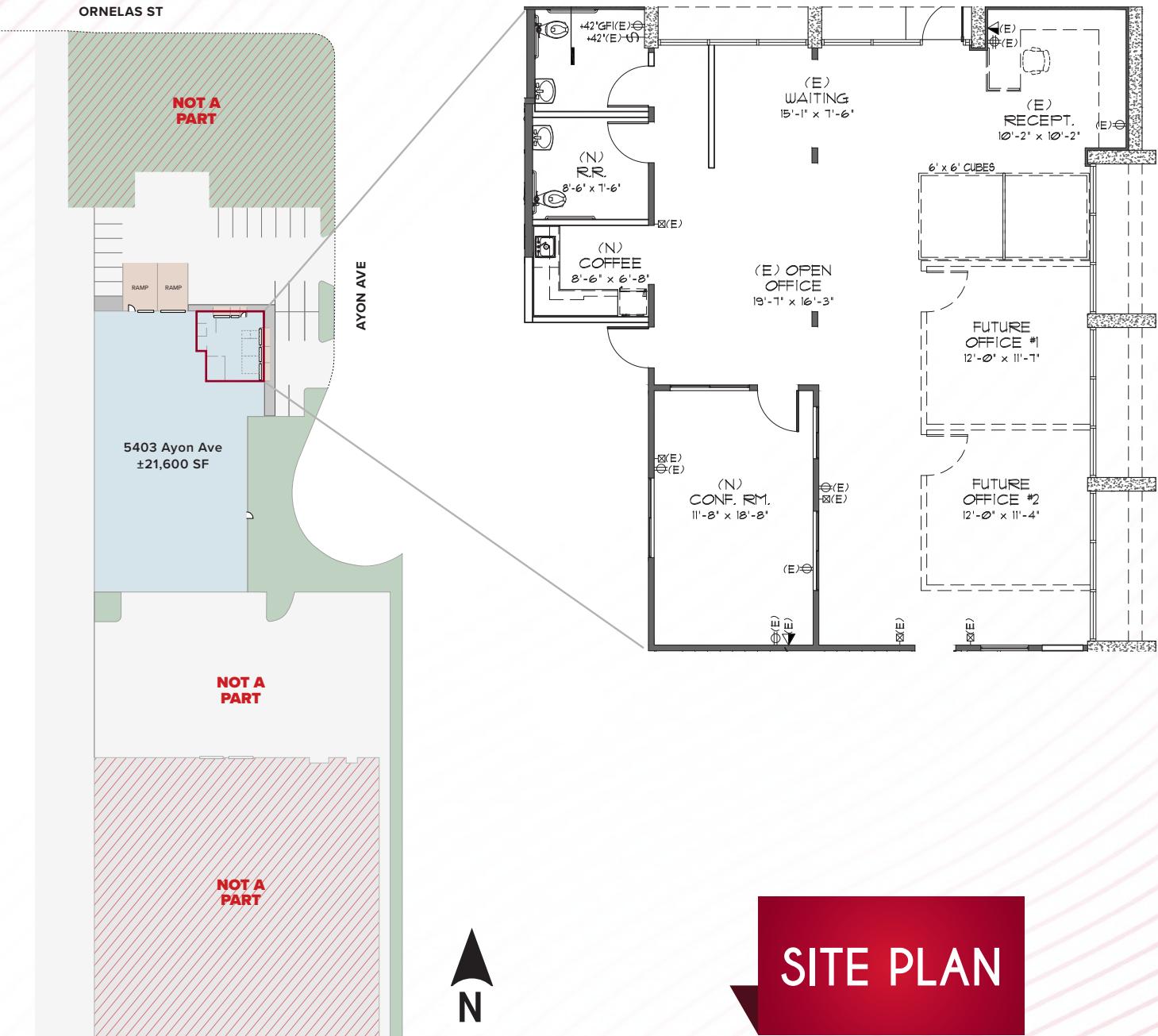
**IA**  
BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP  
MONROVIA • UPLAND • IRWINDALE • LOS ANGELES • CENTRAL

**LEE-ASSOCIATES.COM**  
CORP ID 01125429

**5403  
AYON AVE  
IRWINDALE, CA 91706**

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**IA** BACCI • TSAPARIAN • GORMLY  
 LIC NO 0096023  
**IG** INDUSTRIAL GROUP PRINCIPALS • LEIT & ASSOCIATES • LEAVESLAW CENTRAL



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

**PETER D. BACCI**  
SIOR | Executive VP, Principal  
[pbacci@lee-associates.com](mailto:pbacci@lee-associates.com)  
323.767.2022

**MICHAEL H. TSAPARIAN**  
CCIM | SIOR | Executive VP, Principal  
[mtsaparian@lee-associates.com](mailto:mtsaparian@lee-associates.com)  
**323.767.2111**

**JP GORMLY**  
Vice President, Principal  
[jpgormly@lee-associates.com](mailto:jpgormly@lee-associates.com)  
323.767.2036

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.