

5403
AYON AVE
IRWINDALE, CA 91706

**RENOVATIONS
COMPLETE**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LA IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

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

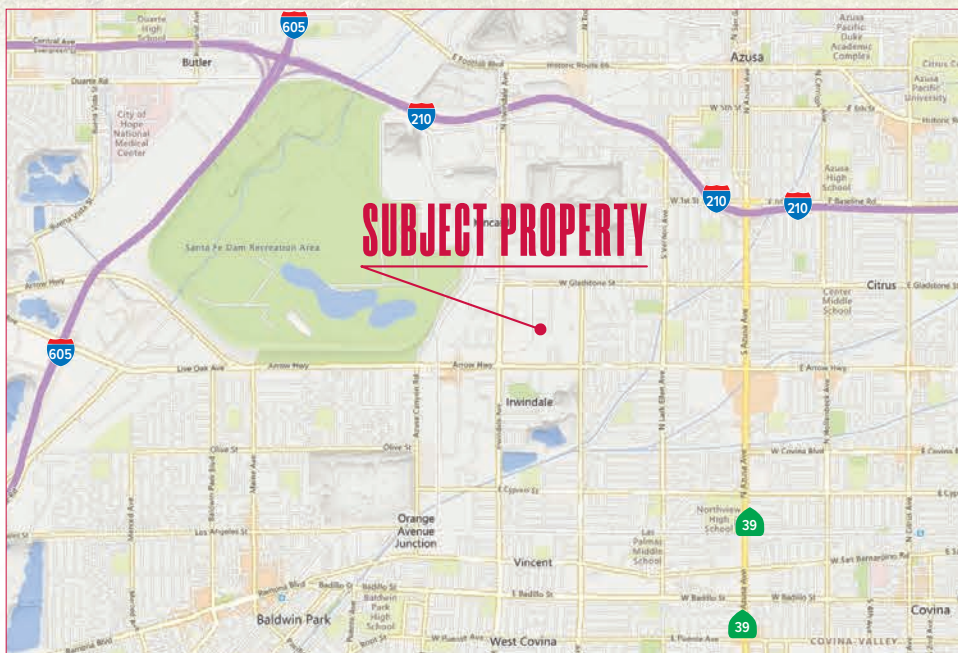


22' Clearance



Brand New Fully
Renovated ±2,500 SF Office

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



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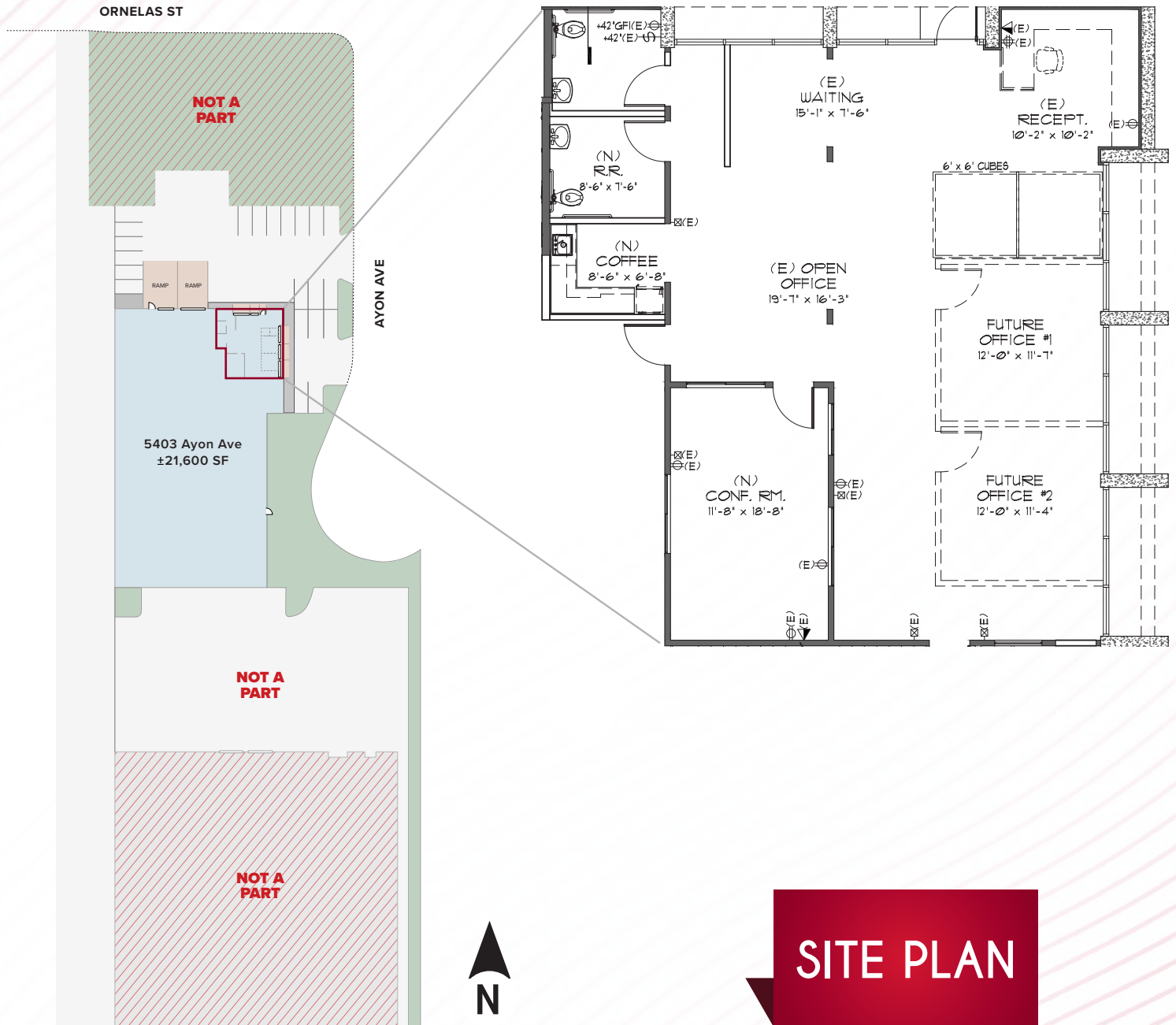
LEE-ASSOCIATES.COM
CORP ID 01125429

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

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