



CLARION PARTNERS

# For Lease

**Irwindale Business Center**  
4981 N. Irwindale Ave, Suite 750  
Irwindale, CA 91706



2,079 Square Feet Available

## BUILDING HIGHLIGHTS

- +/- 2,079 SF available
- +/- 800 SF office
- 16' minimum clear height
- .33 GPM / 2,000 SF Calculated Fire System
- 1 Ground-Level Door
- Master Planned Business Park
- Excellent Freeway Access to SF-210, I-605 and I-10
- Extensive landscaping
- Irwindale Avenue frontage
- High Image, Professional Business Park Setting
- Proximity to Retail



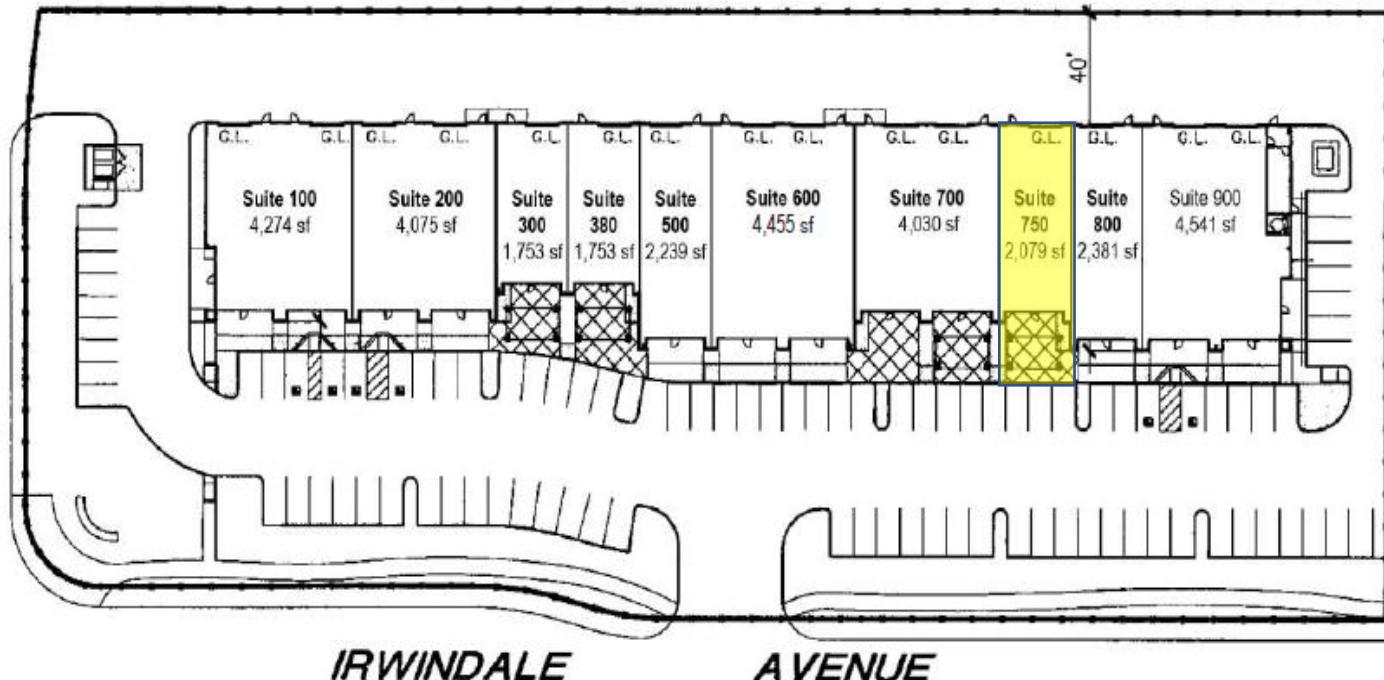
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## Irwindale Business Center

STREET  
TAPIA



Built in 2000, this multi-tenant business park is located facing Irwindale Avenue in Irwindale, California in very close proximity to the I10, 210, and 605 freeways.

With a high image including landscaping, extensive auto parking and ground-level loading doors, the Business Park brings a premier location for tenants, and offers functional and efficient floor plans.



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