

**AVAILABLE SF:** 3,215 **OFFICE SF:** 1,400 **ZONING:** M2 **LISTING PRICE \$1,199,000**

# RARE OFFICE / WAREHOUSE INDUSTRIAL UNIT WITH MAJOR STREET FRONTAGE

Central Irwindale Location  
Close to the 605 & 210 FW  
Abundant Parking  
Garage / Warehouse Door



**5252 IRWINDALE AVENUE, UNIT 1C, IRWINDALE CALIFORNIA**

**Price/SF:** \$372

**Sale Price:** \$1,199,000

**Taxes:**

**Available SF:** 3,215

**Prop Lot Size:** 42,415 SF / 9,737.0 AC

**Yard:** No

**Zoning:** M2

**Construction Type:** Tiltup

**Const Status/Year Blt:** EXIST / 2008

**Sprinklered:** Yes

**Ground Lvl Drs/Dim:** 2 / 12x14

**Dock High/Dim:** 0 /

**Clear Height:** 16

**Roof Type:** Lam Glu WB

**A:** 200 **V:** 120208 **Ø:** 3 **W:** 4

**Parking Spaces:** 9 /Bldg Ratio: 2.8:1

**Rail Service:** No

**Specific Use:** Light Industrial

**Office SF / #:** 1,400 / 2

**Restrooms:** 1

**Office Air:** Yes **Office Heat:** Tes

**Finished Ofc Mezz:** 0 SF

**Include In Available:** No

**Unfinished Mezz:** 0 SF

**Include In Available:** No

**Possession:** COE

**To Show:** Call Agent

**Region:** LA East/210 Corridor

**Thomas Guide:** 598F2

**APN#:** 8619010096

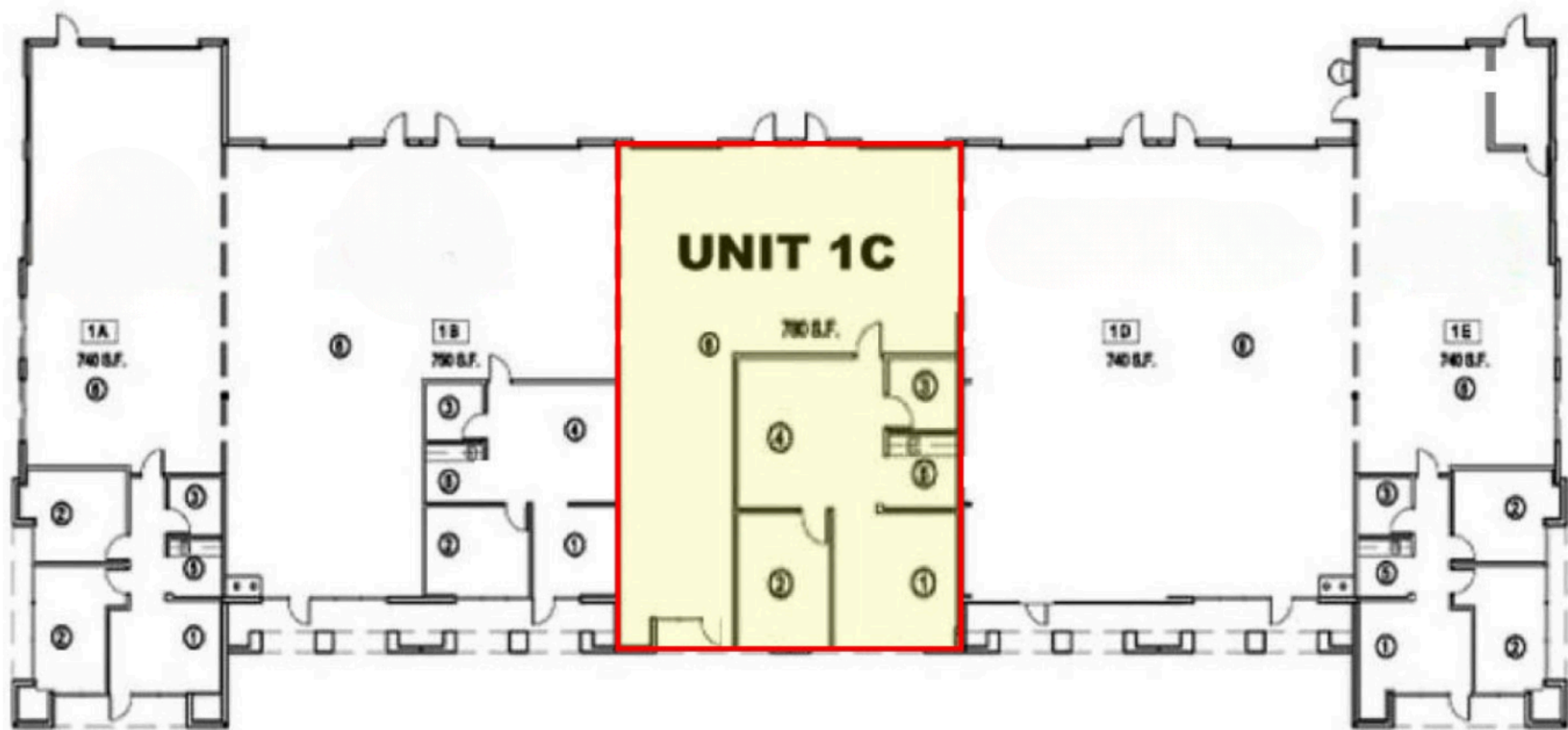
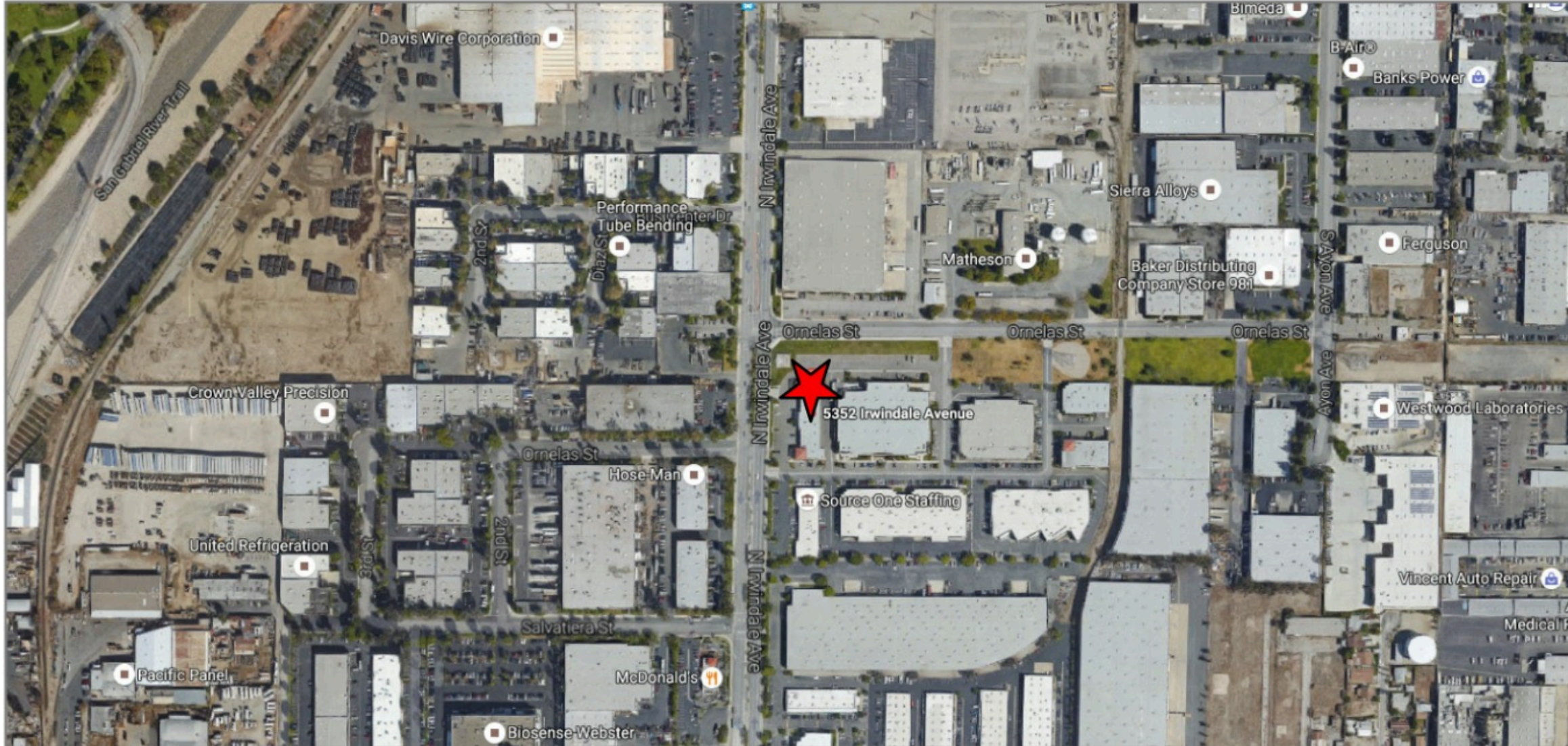
**Property/Listing/Ste #:**

**Listing Company:** Great West Property Group

**Agent:** Anand Aujla (209) 834-6623

**Listing Date:** 03/05/2026

**Address: 5352 Irwindale Ave, Unit 1C, Irwindale, CA 91706**  
**Cross Streets: Salvatierra St / Irwindale Ave**  
**Park Name: Irwindale Business Park**



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

**GREAT WEST PROPERTY GROUP**

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