

FOR LEASE

7,825 SF Industrial Building



835 Meridian Street, Irwindale, California

CalBRE #01774875

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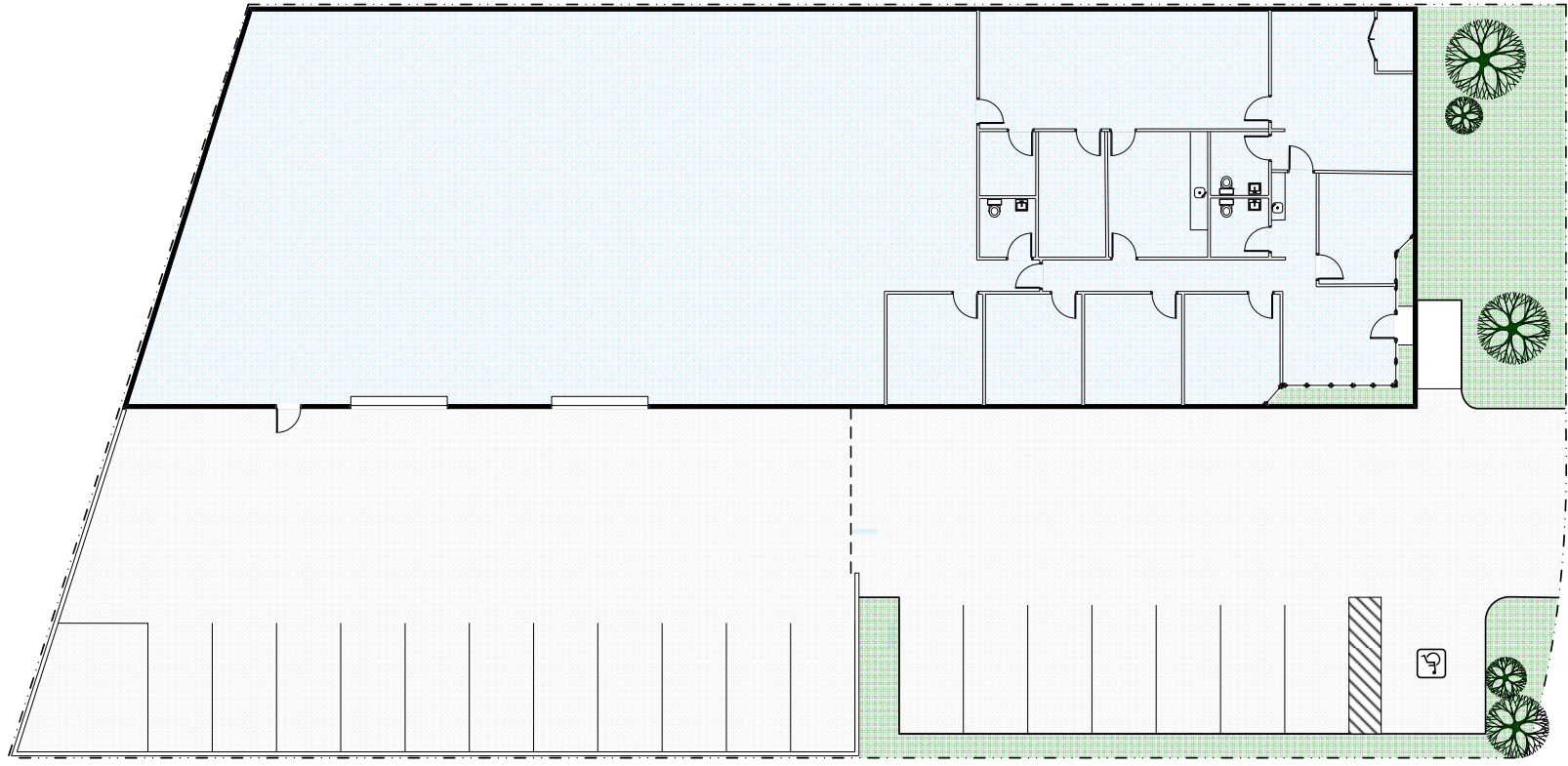


interPres Commercial Realty is proud to offer for Lease 835 Meridian Street, in the City of Irwindale, CA. This high image concrete tilt-up industrial building is ~7,825 square feet and has ~2,800 square feet of well appointed office space. The flexible office layout may be modified to suit based on an occupier's specific needs. The building features 2 oversized ground level loading doors, a fenced & paved yard, and approximately 19 passenger vehicle parking spaces. The property is very well located in the West San Gabriel Valley with excellent proximity to the cities of Pasadena, Arcadia & Monrovia. The site also has excellent access to the 605 & 210 freeways.

Property Type	Mfg, Sales/Service, R&D
Building Size	7,825 SF
Office	2,800 SF
Lot Size	17,239 SF
Clear Height	Min 15'
Power	400A-120/208V
Ground Level Door	2 (12'x12')
Yard	Paved & Fenced
Construction Type	CTU
Year Built	1989
Zoning	M-1

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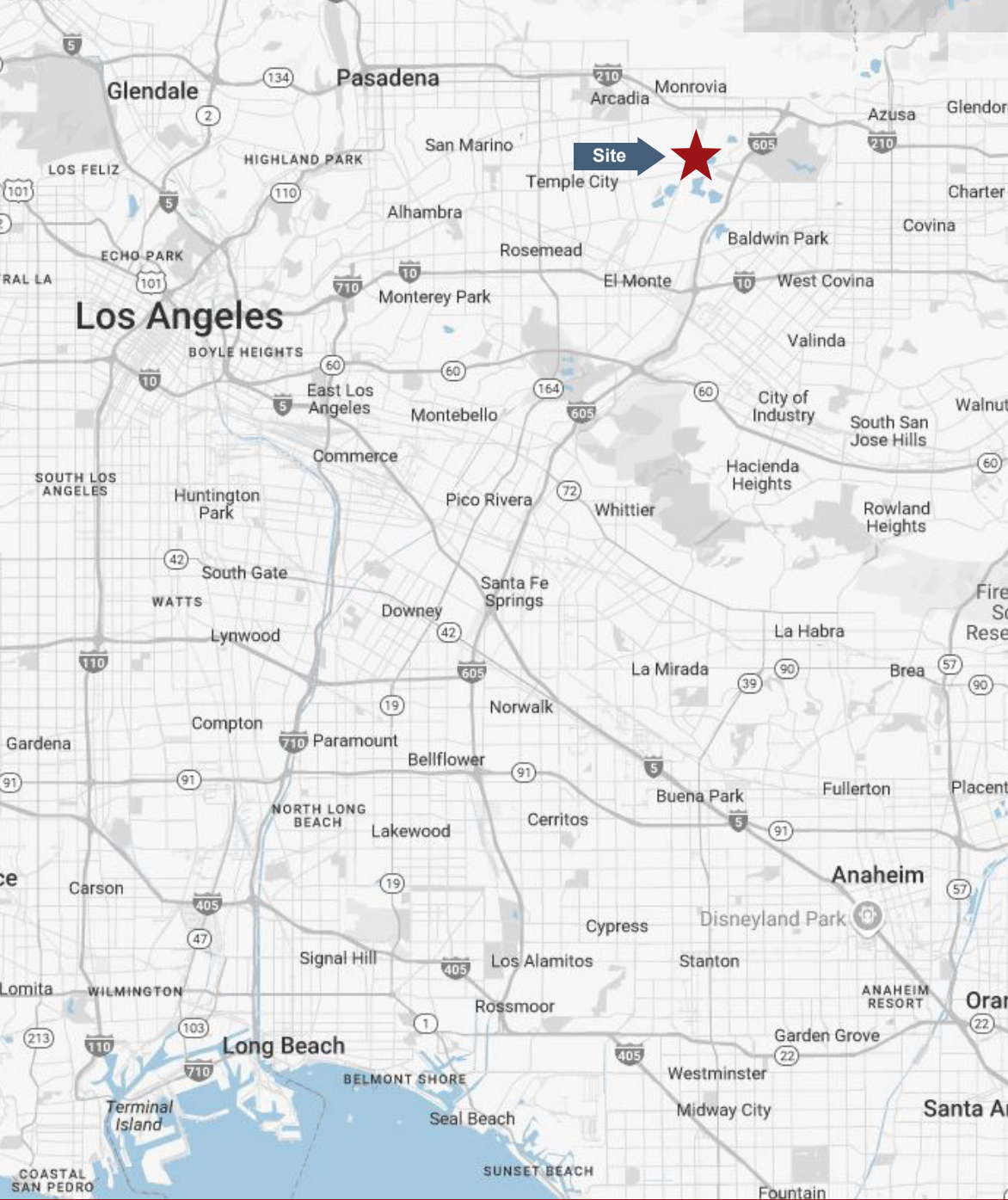




Rendering not to scale

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For more information, or to schedule a tour, please contact us.



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt it's accuracy, we do not guarantee it or make any representations about it. interPres Commercial Realty suggests you perform a careful, independent investigation of the property to determine the suitability of the property for your needs. All measurements and specifications are approximate.

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