

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

LA
LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA
BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP
INTERNATIONAL • LEE & ASSOCIATES • LOS ANGELES • CENTRAL



Property HIGHLIGHTS

-  Central Irwindale Location
-  Modern Distribution/
Manufacturing Facility
-  Dock High & Ground
Level Loading
-  22' Clearance
-  Brand New Fully
Renovated ±2,500 SF Office

Pricing SUMMARY

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

5403 AYON AVE

AVAILABLE SIZE

±21,600 SF

LAND SIZE

±41,497 SF / ±0.95 Ac

PARCEL NO

8619-010-056

USE

Manufacturing

ZONING

IRM2*

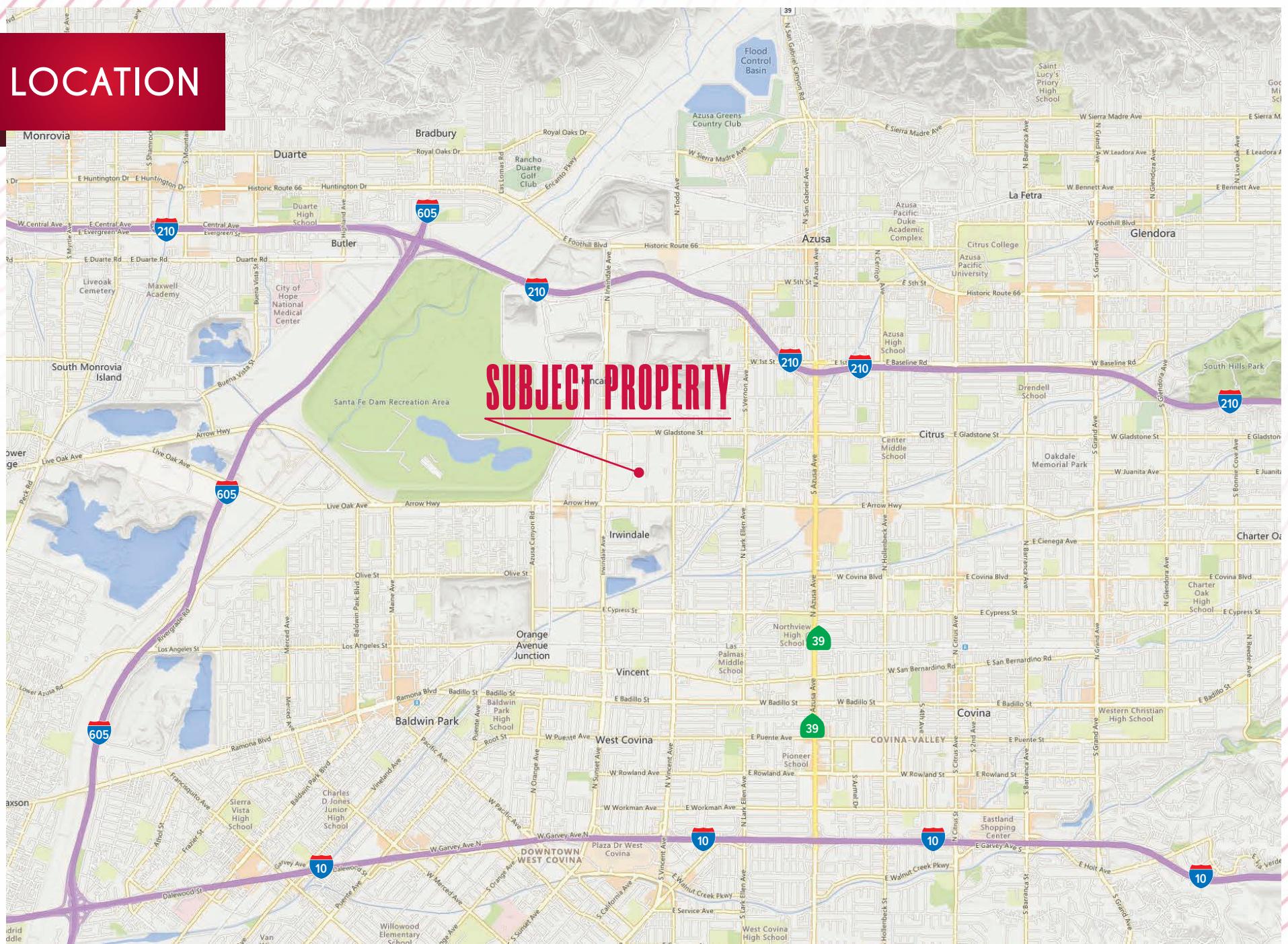
YEAR BUILT

1985





LOCATION



Property
PHOTOS



Q3 2025 LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:

LAC-I Research

Lejo Mammen - Director of Research
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Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey and sale comps of industrial properties 5,000 SF+

DEMOCRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
418,350	1,125,746	2,452,417	4,711,045



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$126,049	\$131,832	\$134,855	\$129,832



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
140,246	445,164	953,032	1,954,510

DRIVING DISTANCE FROM PROPERTY

DTLA: 23 MILES

KOREATOWN: 27 MILES

WEST HOLLYWOOD: 32 MILES

CULVER CITY: 32 MILES

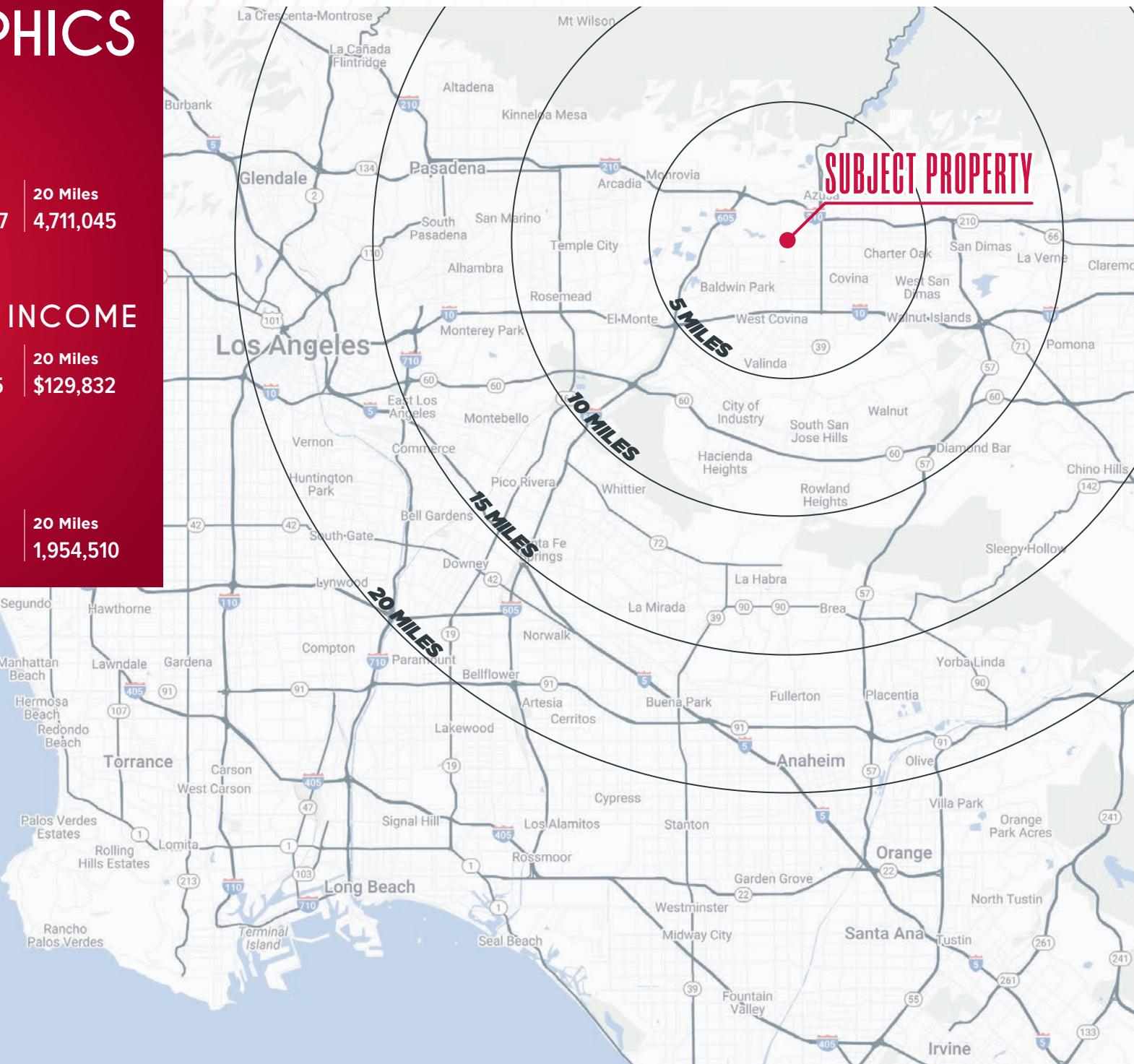
PASADENA: 15 MILES

BEVERLY HILLS: 34 MILES

SANTA MONICA: 37 MILES

LAX: 38 MILES

LA & LB PORTS: 38 MILES



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