



Accelerating success.



**5314 Irwindale Ave Suite B // Irwindale, CA**

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**19,308 SF  
FOR SUBLEASE**



# Property Information

**5314** Irwindale Avenue is an approximate 19,308 square feet of flex building within the Irwindale Business Park in Irwindale, CA. The building consists of approximately 15,000 SF of office space with above standard finishes and approximately 4,308 SF of warehouse/ light manufacturing space.

**Property Address:** 5314 Irwindale Ave Irwindale, CA

**Building Size:** ±47,978 SF

**Land Size:** ±143,312 SF

**Year Built:** 1991

**Zoning:** IRM2

**Building Type:** Flex/ Warehouse

**Parking:** 60 Surface Spaces

**Clear Height:** 26'

**Loading:** (2) Ground Level

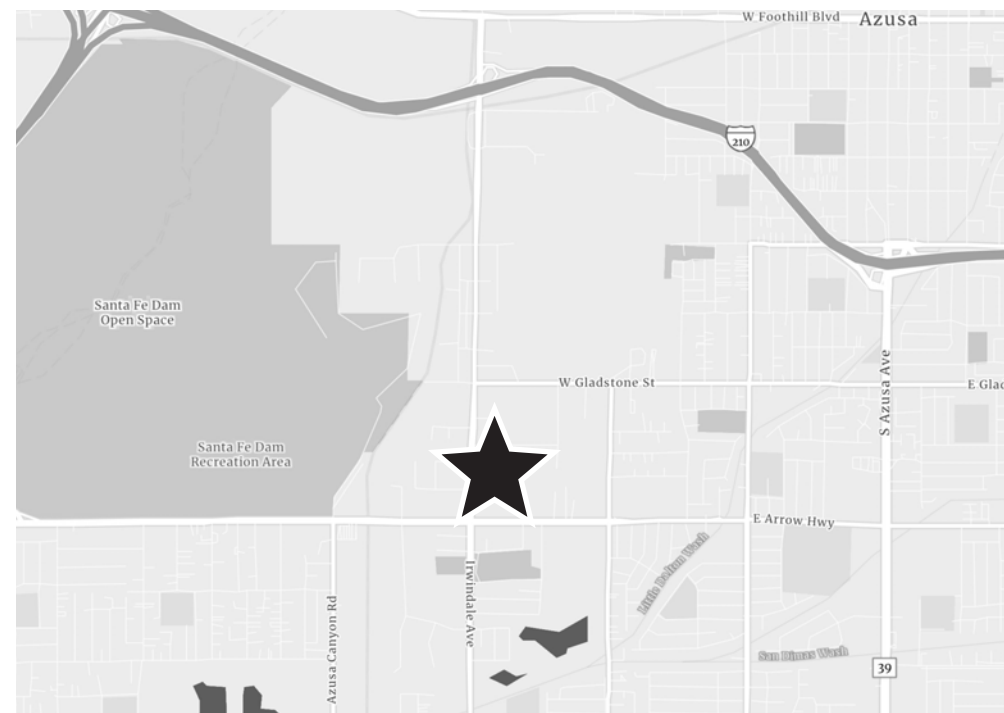
**Drive Ins:** (2) 10' x 14'

**Power:** 800Amp/ 277-480V 3Phase 4W

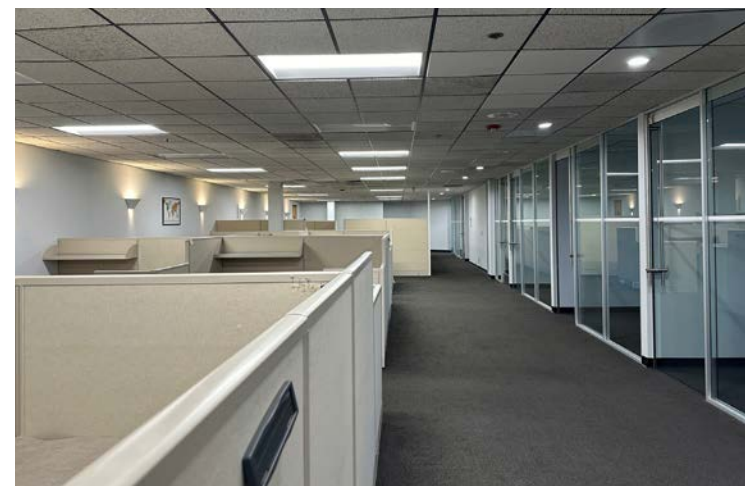
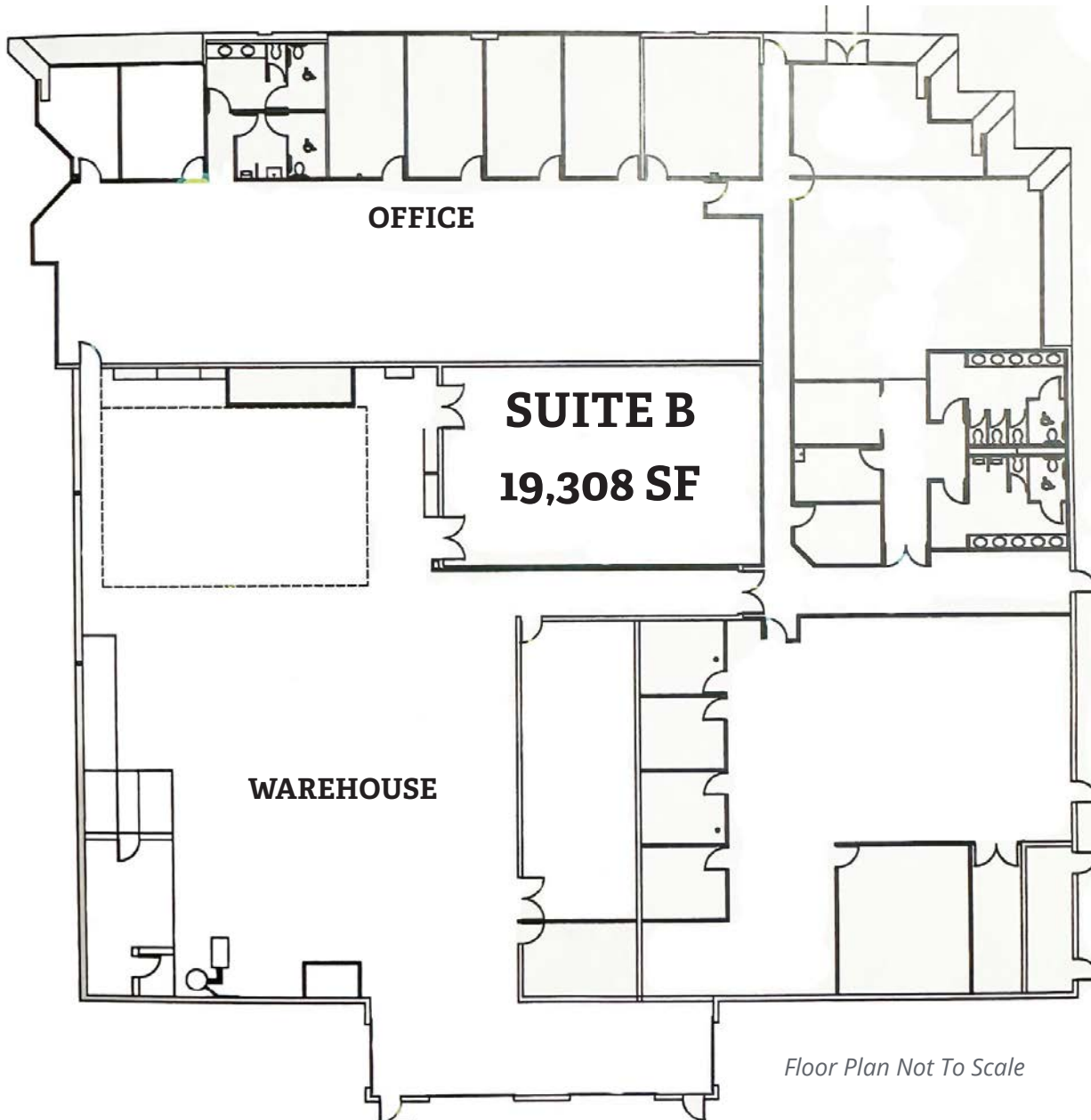
**Available SF:** Suite B: ±19,308 SF  
Office - ±15,500 SF  
Warehouse - ±3,808 SF

**Rate:** \$1.20 PSF Industrial Gross


**Availability:** Through March 2027



# Floor Plan







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