

# FOR SALE

3810 DURBIN STREET, IRWINDALE, CA 91706



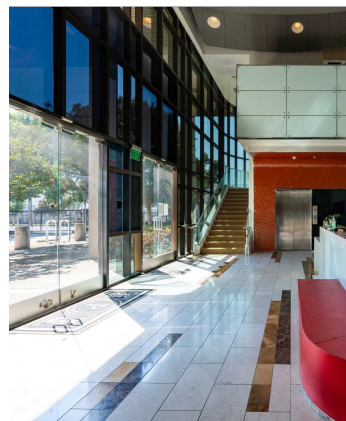
## ABOUT THE PROPERTY

A standalone office building with a spacious and professional design. This property features approximately 14,700 square feet on the first floor and an additional 14,700 square feet on the second floor, providing a total of 29,400 square feet of usable space. Situated on a generous 74,532-square-foot lot, the building offers ample parking to accommodate employees and visitors. Constructed in 1989, the building boasts a 10-foot-high unfinished ceiling and expansive glass windows that flood the interior with natural light while offering scenic views from the office spaces. The thoughtfully designed layout includes a beautiful conference room, elevator service, and a variety of professional office spaces to suit diverse business needs.

For added security, the property is gated, enhanced security and peace of mind. Conveniently located with excellent access to major freeways, including the 10, 60, and 605, this property is an exceptional opportunity for businesses seeking a well-located and functional office building.

## Features

- Excellent freeway access to 10, 60 and 605 Freeways
- Professional layouts with above standard finishes
- Glass Banded Office
- Beautiful Conference Room
- Elevator Serviced
- Security Guards & Surveillance Cameras & Gated Premises
- 24/7 hour suite access



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