

# ±4,750 SF Industrial Building on ±.32 Acres of Land

855 N Todd Avenue, Azusa, CA 91702



## Contact Us

**Lynn Knox**  
Senior Vice President  
+1 909 418 2112  
lynn.knox@cbre.com  
Lic. 01228367

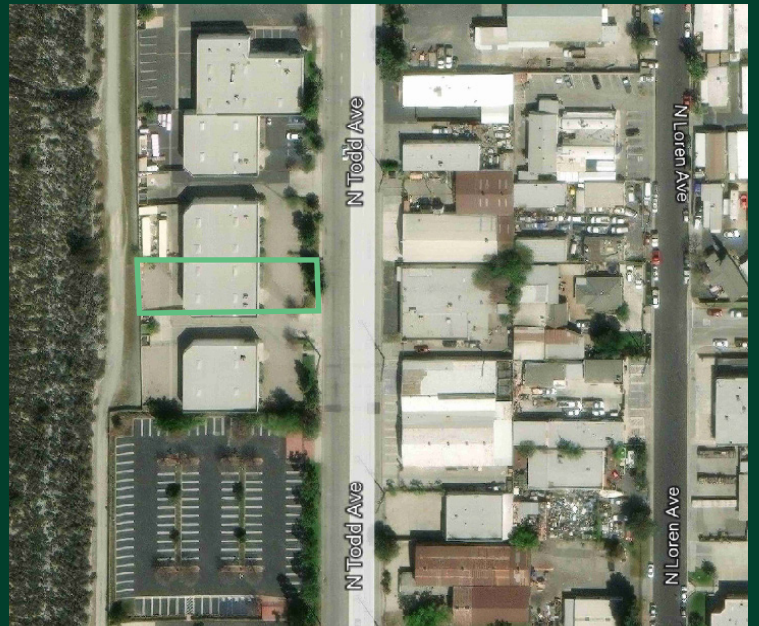
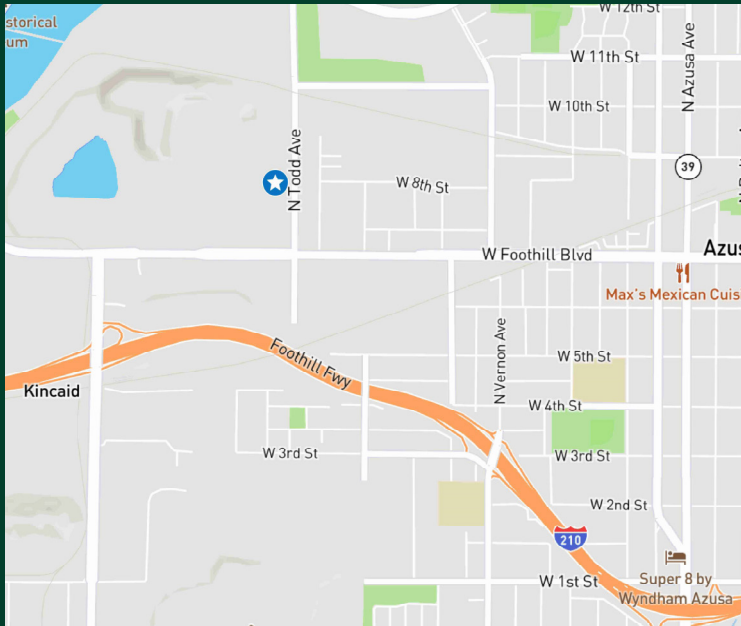
**Case Dahlen**  
First Vice President  
+1 909 418 2089  
Case.dahlen@cbre.com  
Lic. 01841537

**Jennifer Ma**  
Team Lead  
+1 909 418 2212  
jennifer.ma@cbre.com  
Lic. 01996832

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# The Offering

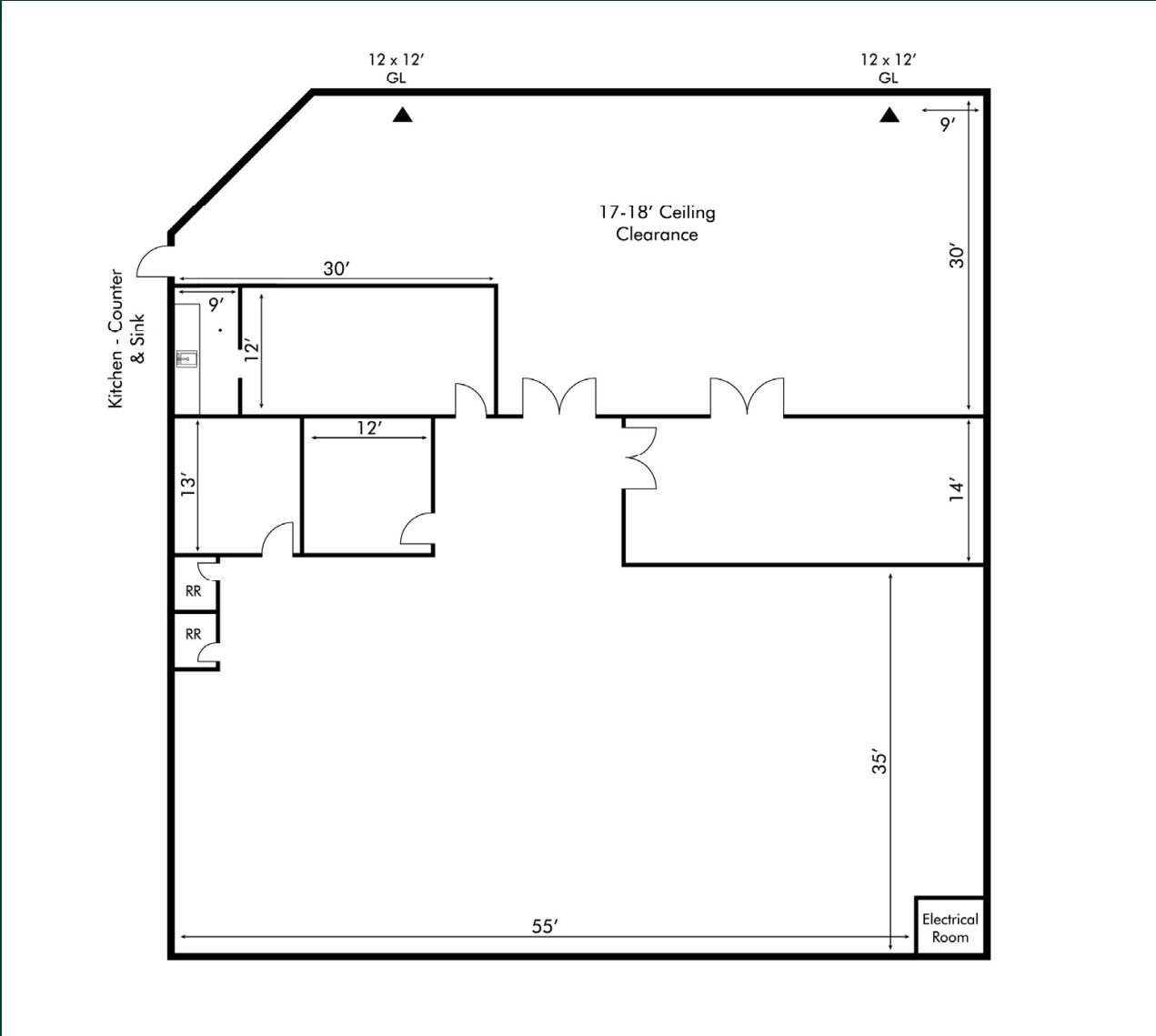
Located in the vibrant heart of the San Gabriel Valley, 855 N Todd Avenue is a premier industrial property designed for efficiency and versatility. This free standing building, built in 2000, offers approximately  $\pm 4,750$  SF of functional space on a 0.32-acre lot—perfect for warehousing, distribution, or light manufacturing. Positioned in Azusa, a thriving industrial hub within Los Angeles County, the property provides unmatched access to major transportation corridors and a skilled local workforce. Its strategic location near Foothill Boulevard and the 210 Freeway ensures seamless connectivity, making it an ideal choice for businesses seeking convenience and operational excellence.



## Property Features

- +  $\pm 4,750$  SF industrial building
- +  $\pm 2,694$  SF open office plan
- +  $\pm 1,300$  SF bonus mezzanine
- + 16' ceiling clearance
- + Fully paved and secured yard
- + Foil insulated ceilings
- + Skylights
- + Built in 2000
- + 11 parking spaces
- + Excellent access to 210 Freeway
- + Located in the Saddleback Azusa Center

Site Plan



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# Photos



GROUND LEVEL DOORS



OPEN OFFICE PLAN



SECURED YARD

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