



# A 91-ACRE MASTER PLANNED INDUSTRIAL PROJECT

IRWINDALE BUSINESS CENTER – NORTH

# FOR LEASE | ±437,552 SF

## CLASS A INDUSTRIAL BUILDING

SWC FOOTHILL BLVD AND IRWINDALE AVE, IRWINDALE, CA

### Estimated Completion 2Q 2024



## PROPERTY SPECIFICATIONS



**437,552 SF**

building located on 21.55 acres



**BUILD-TO-SUIT OFFICE**

with up to 40,000 SF deliverable



**40' MINIMUM**

clear height



**59 DOCK HIGH**

loading doors



**2 GRADE LEVEL**

loading doors



**86 TRAILER**

parking stalls; 313 car parking spaces



**FULLY SECURED**

truck courts w/ gates



**ESFR**

sprinkler system (K-25 sprinkler heads)

For more information, please contact:

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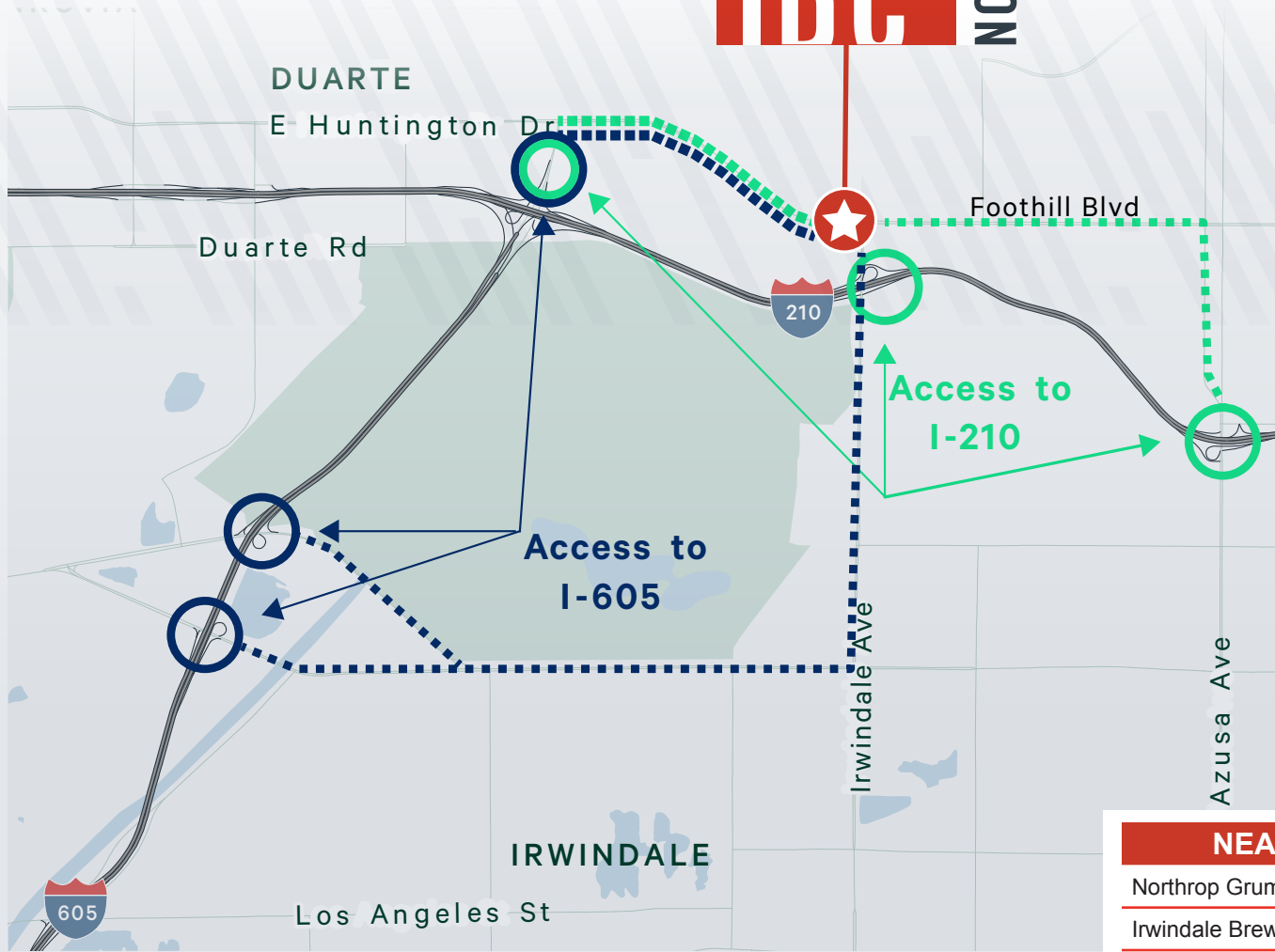


CLARION PARTNERS





# FREEWAY ACCESS MAP



## NEARBY CORPORATE TENANTS

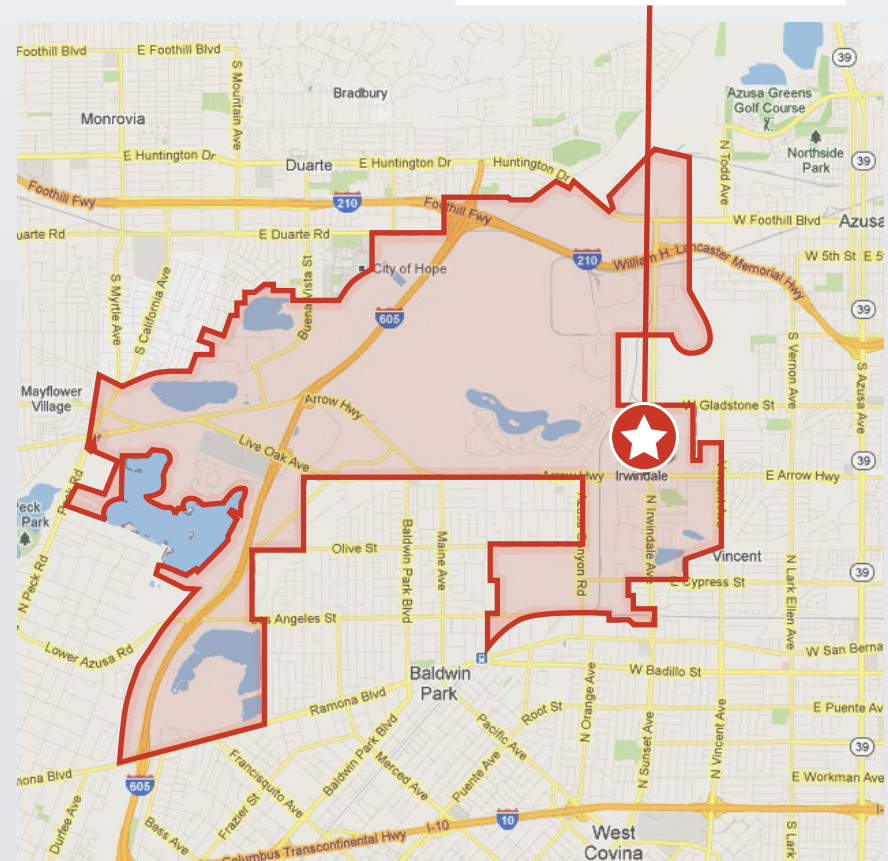
Northrop Grumman	Cox Communications
Irwindale Brew Yard	Scholastic Book Fairs
WePackItAll	Ready Pac Foods
Huy Fong Foods	Horizon Tires
Turbo Tires	City of Hope
Superior Communications	Spectrum
Johnson & Johnson	Biosense Webster
Vulcan Materials	Decorative Specialties
Tournament of Roses	Home Depot

# CITY OF IRWINDALE

**Irwindale Business Center - North** is strategically located in the business-friendly City of Irwindale with excellent access to the Foothill (210), San Gabriel (I-605), Orange (57), and San Bernardino (I-10) Freeways. The property is approximately 40 miles from the Ports of Los Angeles and Long Beach and also offers close proximity to five major airports including Los Angeles International Airport, Ontario International Airport, Burbank Bob Hope Airport, Long Beach Airport, and Orange County Airport.

The City of Irwindale was founded in 1860 and incorporated in 1957. In conjunction with the Irwindale Chamber of Commerce, officials have worked cooperatively to strengthen the city's economic base and attract and retain business. The centralized location, friendly business environment and city staff makes the city an attractive choice for business. Irwindale has enjoyed progressive growth, guided by a unique vision distinguishing it as a city that takes pride in its close-knit, family-oriented community environment. Irwindale is located in the heart of the San Gabriel Valley, just 20 miles east of Downtown Los Angeles. Its location at the meeting of the 605 and 210 Freeways makes it attractive to many large, well-known, and successful businesses. The city is home to over 700 businesses, including major satellite offices and headquarters for some of the most well-known companies in the nation, including Ready Pac Produce, Irwindale Brew Yard, Spectrum, and Northrup Grumman.

AIRPORT	DISTANCE
Los Angeles International Airport (LAX)	37 miles
Ontario International (ONT)	23 miles
Burbank Regional (BUR)	29 miles
Ports of Los Angeles and Long Beach	35 miles





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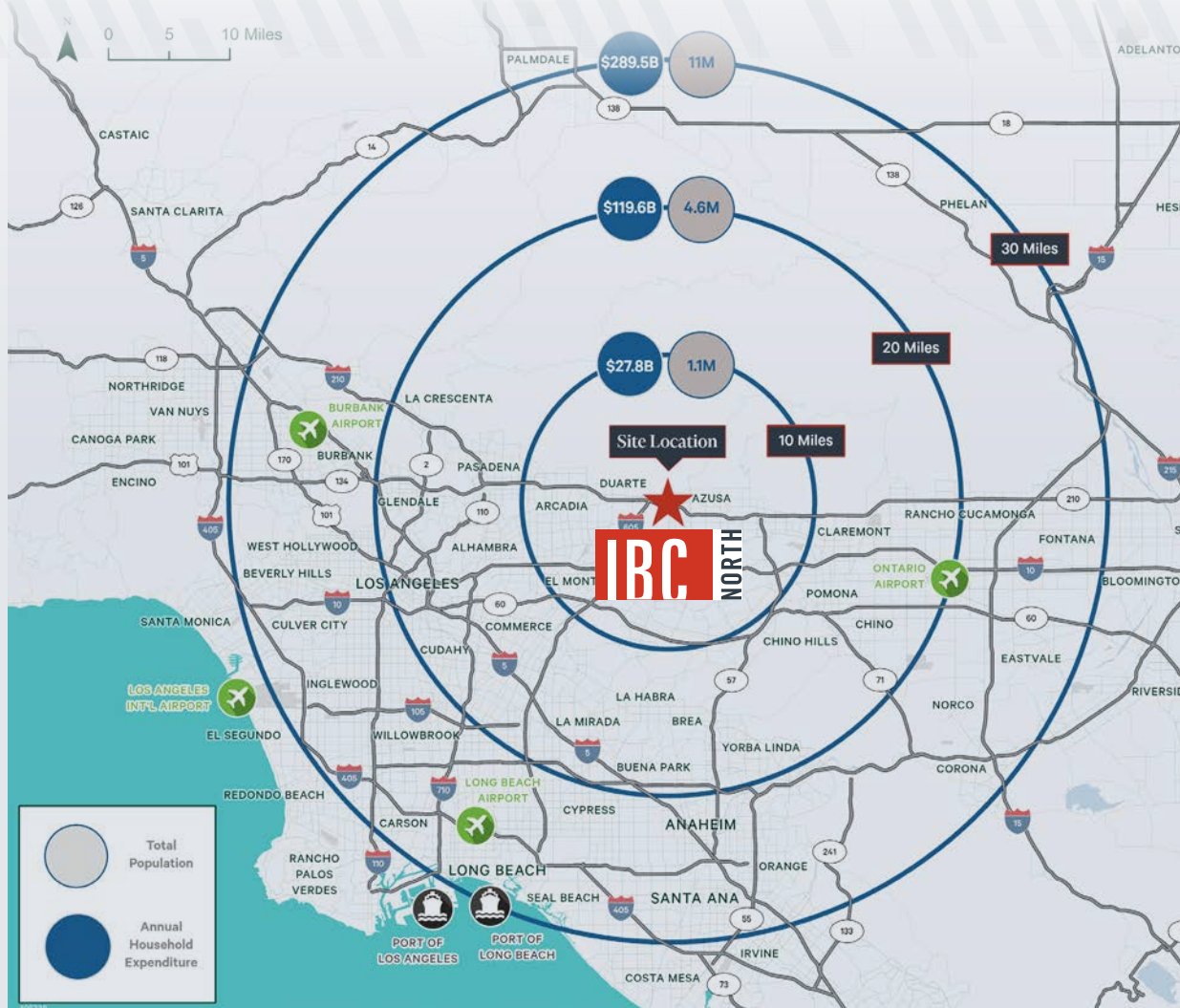
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IRWINDALE IS CENTRALLY LOCATED IN SOUTHERN CALIFORNIA AND LESS THAN 25 MINUTES AWAY FROM DOWNTOWN LOS ANGELES



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