

FOR LEASE | ±437,552 SF

CLASS A INDUSTRIAL BUILDING

SWC FOOTHILL BLVD AND IRWINDALE AVE, IRWINDALE, CA

IRWINDALE BUSINESS CENTER - NORTH



PROPERTY SPECIFICATIONS



437,552 SF

building located on 21.55 acres (Divisible to 262,912 SF & 169,645 SF)



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; 300 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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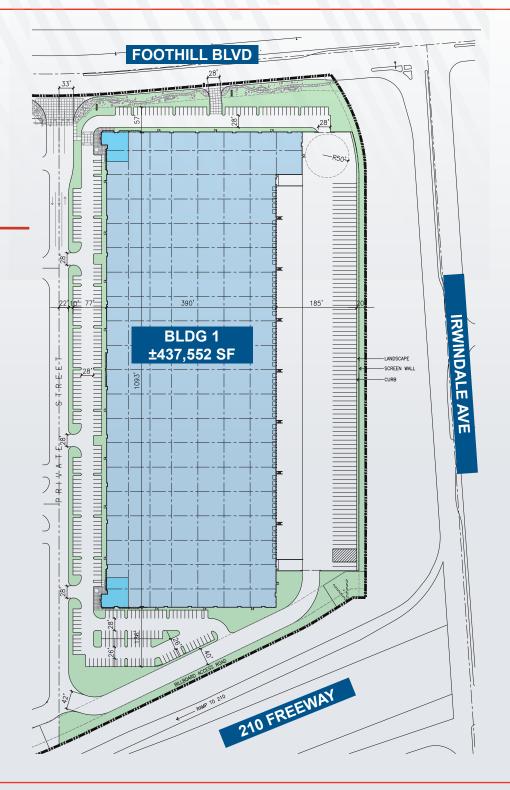


Trammell Crow Company

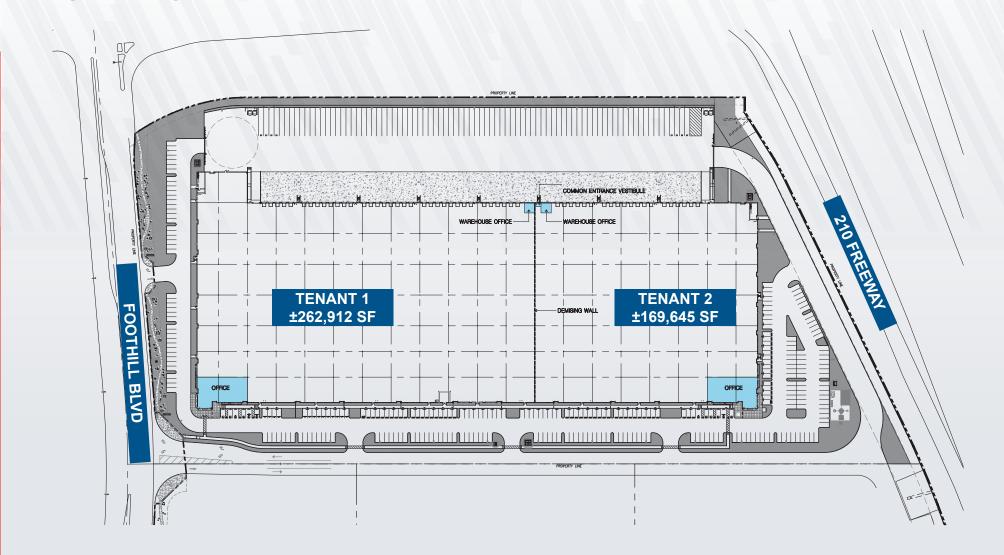
AERIAL MAP & SITE PLAN



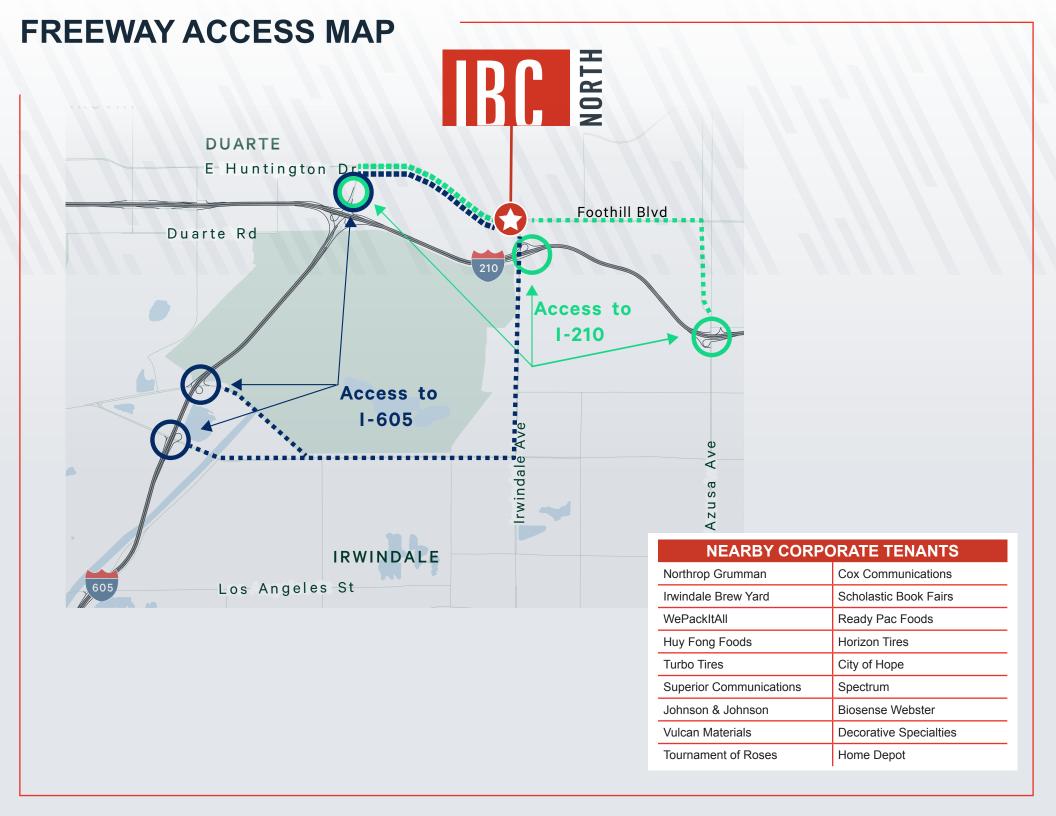




DIVISIBLE SITE PLAN



	SF	OFFICE SF	DOCK HIGH DOORS	GROUND LEVEL DOORS	AUTO PARKING	TRAILER PARKING
Tenant 1	262,912 SF	9,870 SF	35	1	182	56
Tenant 2	169,645 SF	9,870 SF	20	1	118	30



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		





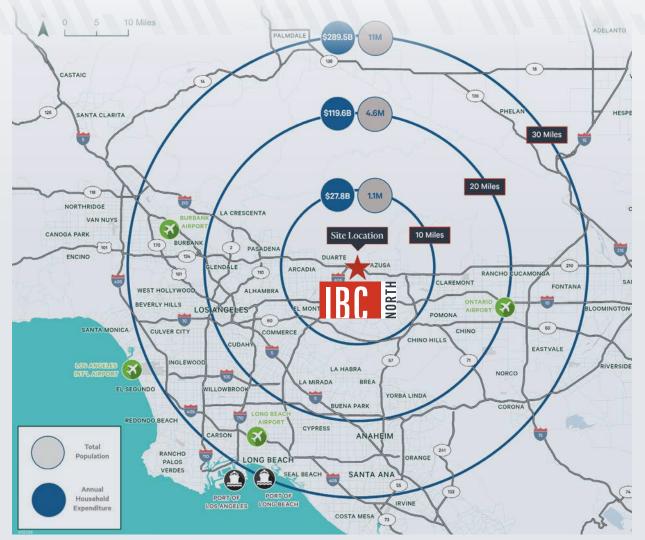


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IRWINDALE IS CENTRALLY LOCATED IN SOUTHERN CALIFORNIA AND LESS THAN 25 MINUTES AWAY FROM DOWNTOWN LOS ANGELES



Estimated Completion 2Q 2025

For more information, please contact:

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