

FOOTHILL BUSINESS CENTER

1201
W FOOTHILL BLVD
AZUSA, CA



**±14,568 SF
SPACE FOR LEASE**

**ADDITIONAL 1.11 ACRE
PARKING LOT AVAILABLE**



PROPERTY OVERVIEW

Foothill Business Center

Discover the perfect business environment at Foothill Business Center, which comprises of seven high image free-standing industrial buildings, ideally located in the City of Azusa, with access to over 10 million people within 30 miles.

Benefit from unparalleled location with street frontage on Foothill Blvd and Todd Avenue and enjoy the convenience of being within walking distance to a wide variety of retail stores and restaurants. The location also offers great access to multiple freeways including the I-210 and I-605 freeway, and is located just 39 miles away from the Ports of Los Angeles and Long Beach.

Foothill Business Center offers superior functionality to accommodate a diverse range of your business needs.

**IN ADDITION TO ITS
OPTIMAL LOCATION
EACH BUILDING OFFERS
A HIGH-IMAGE AND
CORPORATE FEEL
DESIGNED TO IMPRESS
CLIENTS, CUSTOMERS,
AND EMPLOYEES.**

BUILDING SPECIFICATIONS



±14,568 SF Freestanding Building



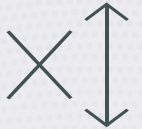
±3,654 SF Office Area



Two (2) Dock High Doors



One (1) Ground Level Door



24' - 26' Clear Height



400 Amps, 277/480V



Sprinklered



59 Parking Spaces



Additional 1.11 Acre Parking lot available at 761 N Todd Avenue with 112 parking spaces

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BLVD
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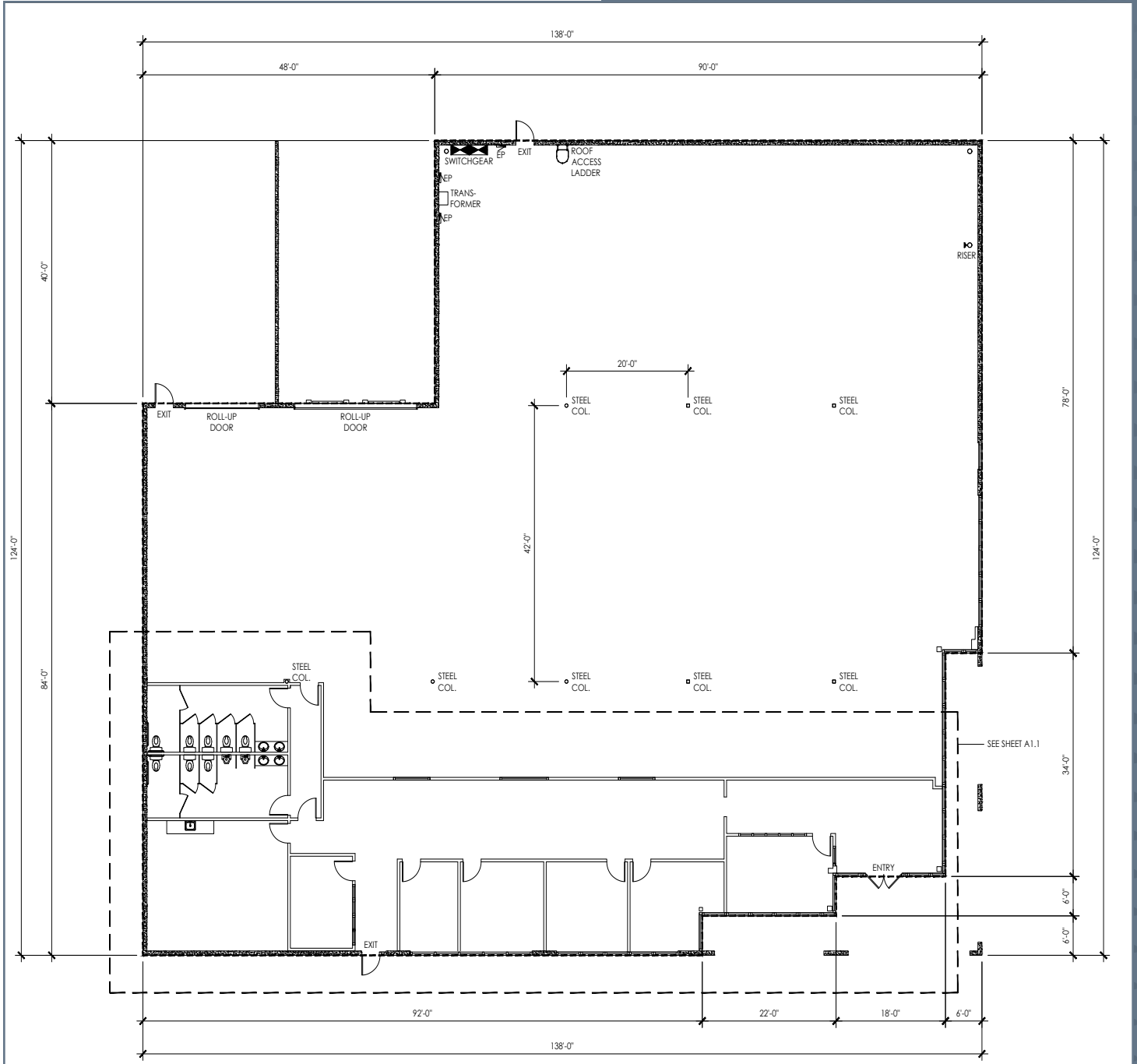


761 N TODD
AVENUE
AZUSA, CA



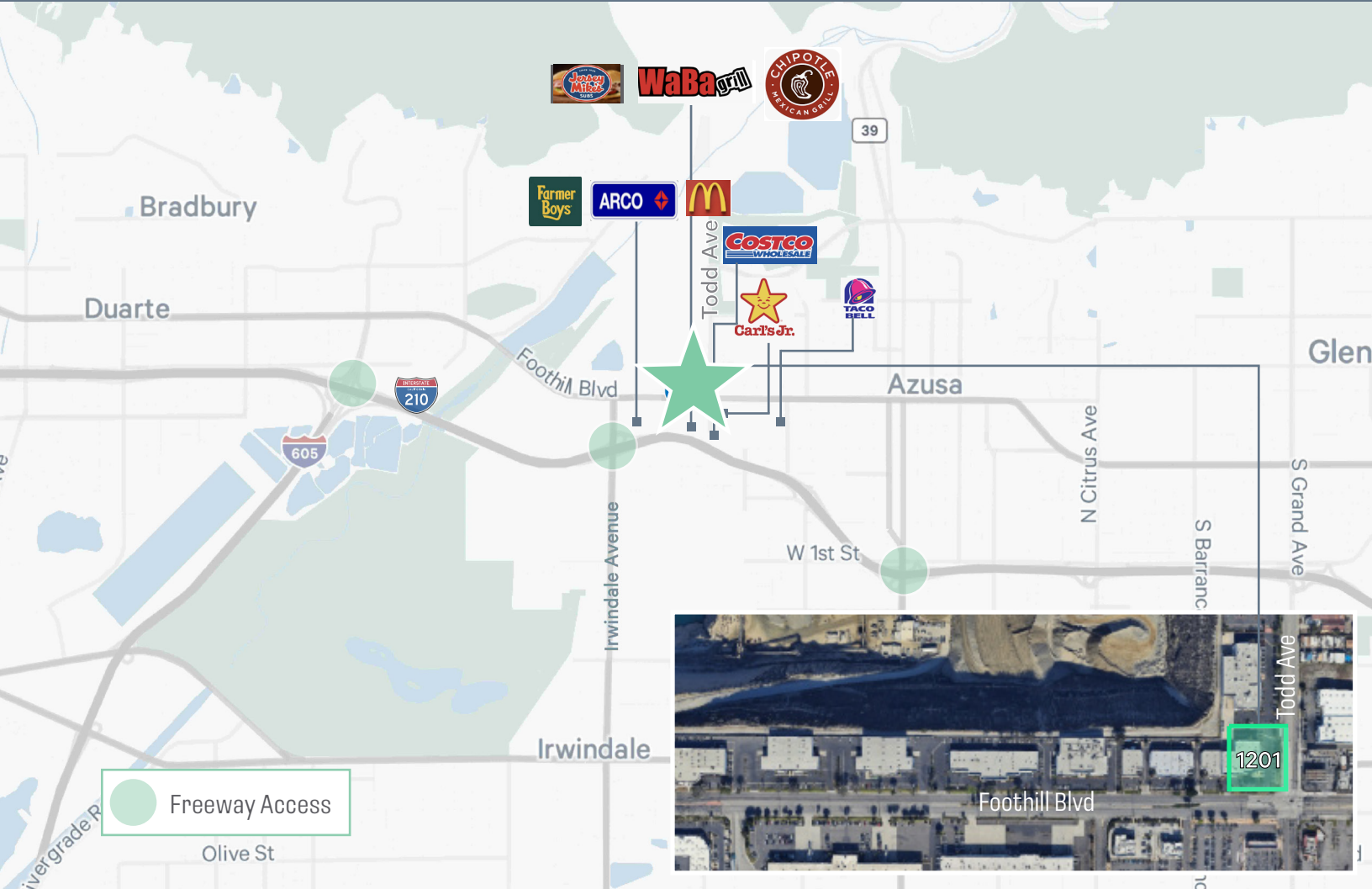
ADDITIONAL 1.11 ACRE
PARKING LOT AVAILABLE
WITH 112 PARKING SPACES

FLOOR PLAN



±14,568 SF AVAILABLE

AERIAL MAP



 Freeway Access

H I G H L I C H T S



0.03 Miles
to I-210 Freeway



1.9 Miles
to I-605 Freeway



39 Miles
to Port of Los Angeles/Long Beach



38 Miles
to Los Angeles International Airport

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SPACE FOR LEASE



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