



AZUSA
INDUSTRIAL



MARKETING &
MANAGEMENT BY



REAL ESTATE GROUP

823-985 W. 8th St.

For Lease

AZUSAINDUSTRIAL.COM



±146,000 SF

IMMEDIATE AVAILABILITY
FOR LEASE

3 BUILDING INFILL
INDUSTRIAL PROJECT

CLASS A
±432,500 SF

Property Overview

HIGHLIGHTS

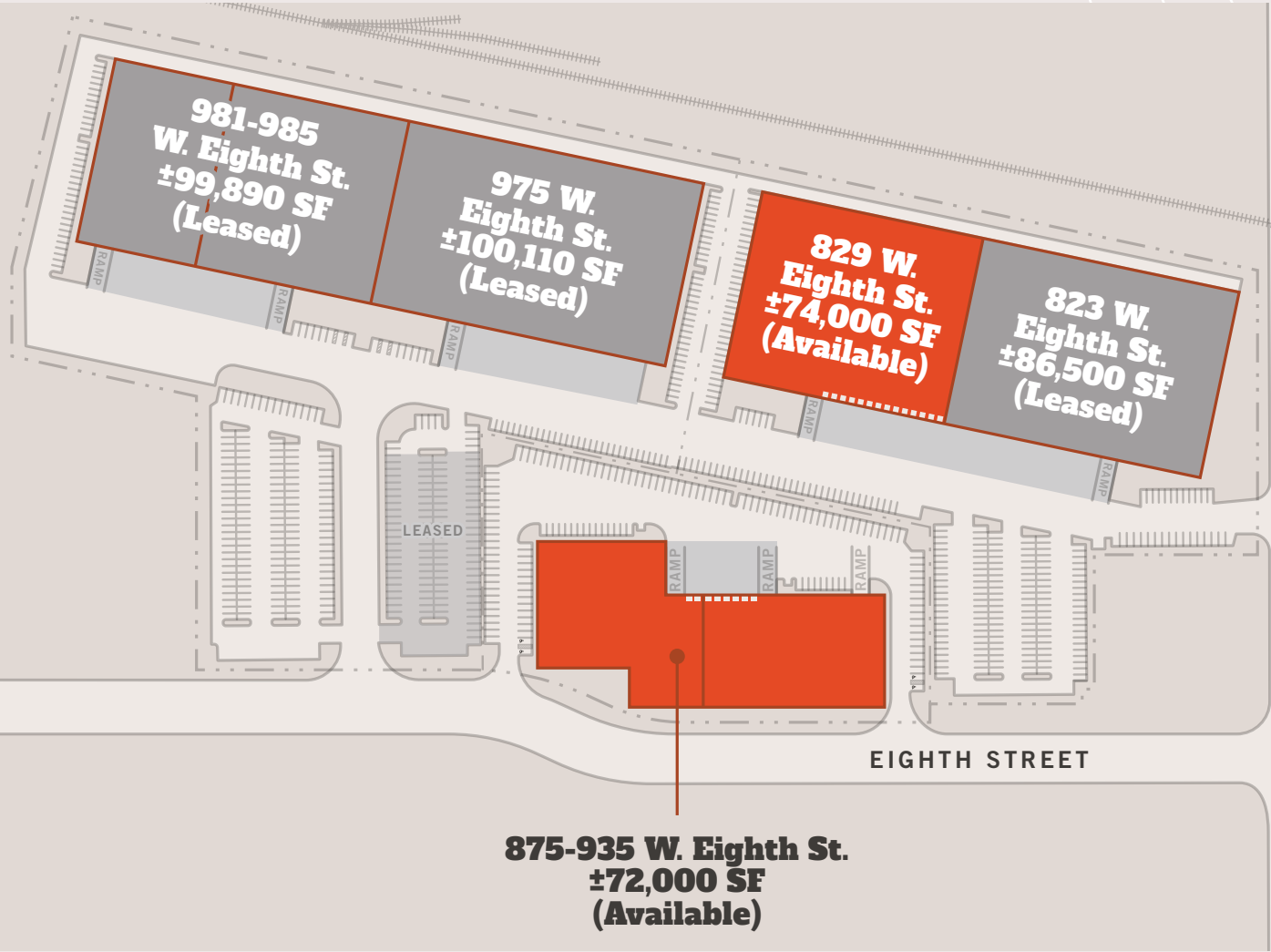
ADDRESS	823-985 W. 8th St, Azusa, CA 91706
PROJECT SIZE	±432,500 SF
AVAILABILITY	Building 1: ±74,000 SF Building 2 (Standalone): ±72,000 SF
PARKING	1.86:1,000 SF Parking Ratio 804 Auto Stalls Excess Trailer Parking Potentially Available
COLUMN SPACING	60' X 64' Typical
SPRINKLER	.54 GPM / 3,000 SF Sprinkler System
UTILITIES	Low Utility Cost via City of Azusa Light & Water
LOCATION	Outstanding Infill LA County Location
ACCESS	Excellent Freeway Access to SR-210 I-605 & I-10 via Irwindale Avenue or Vernon Avenue
OWNERSHIP	Institutionally Owned and Operated

Class A ±432,500 SF Three Building Industrial Distribution Park

Azusa Industrial is a premier Class A industrial park strategically located in the heart of the San Gabriel Valley, offering seamless access to the SR-210, I-605, and I-10 freeways. Designed to support modern logistics, distribution, and manufacturing operations, the center features three state-of-the-art buildings with flexible configurations to accommodate a variety of warehouse uses.

Institutional ownership and professional management ensure a high-quality environment, while access to low-cost utilities through the City of Azusa Light & Water enhances operational efficiency. With a prime infill location and best-in-class infrastructure, Azusa Industrial delivers the connectivity and flexibility that today's industrial users require.

SITE PLAN



3-Building Master Plan

BUILDING 1

829

W. Eighth St.

UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	±74,000 SF
OFFICE SF	±2,900 SF
TRUCK COURT DEPTHS	±130'

CLEAR HEIGHT	30'
DOCK LOADING	14 (10' x 12')
GRADE-LEVEL LOADING	1



BUILDING 2

875-935

W. Eighth St.

UNIT FEATURES

AVAILABLE	Immediately
RENTABLE SPACE	±72,000 SF
OFFICE SF	±4,962 SF
TRUCK COURT DEPTHS	±130'

CLEAR HEIGHT	24'
DOCK LOADING	8 (10' x 12')
GRADE-LEVEL LOADING	3 (12' x 14.5')
PARKING	Private and Secured Parking



PHOTOS

Recently Completed Improvements

Interior Office Renovations
(875-935 & 975-985 W. Eighth St.)

Exterior Building Painting & Waterproofing

Internally Lit Monument Signs,
Strategic Wayfinding Signs & Dock Identification

Drought Tolerant Landscaping

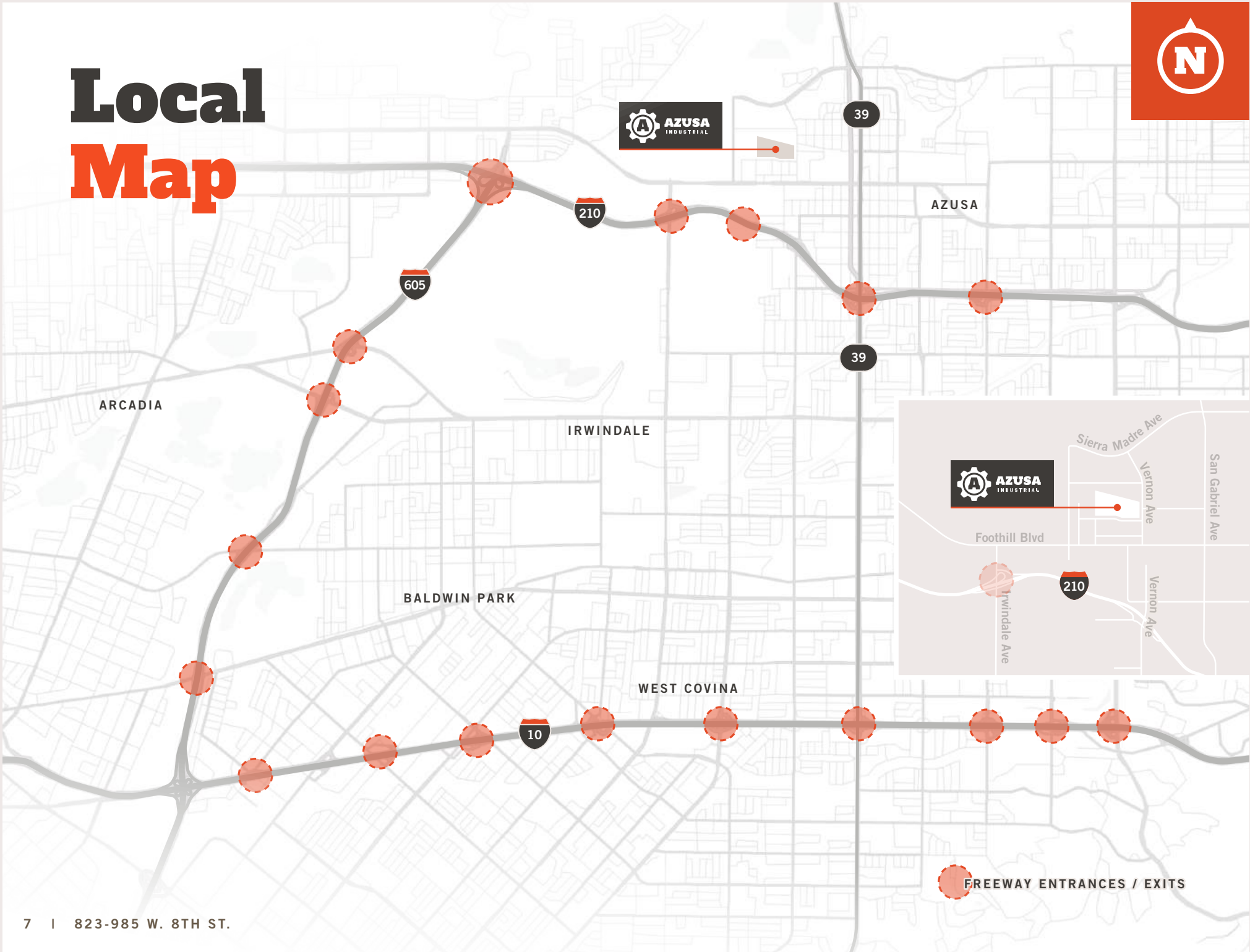
Interior Office / Warehouse Renovations (829 W. Eighth St.)

New Asphalt

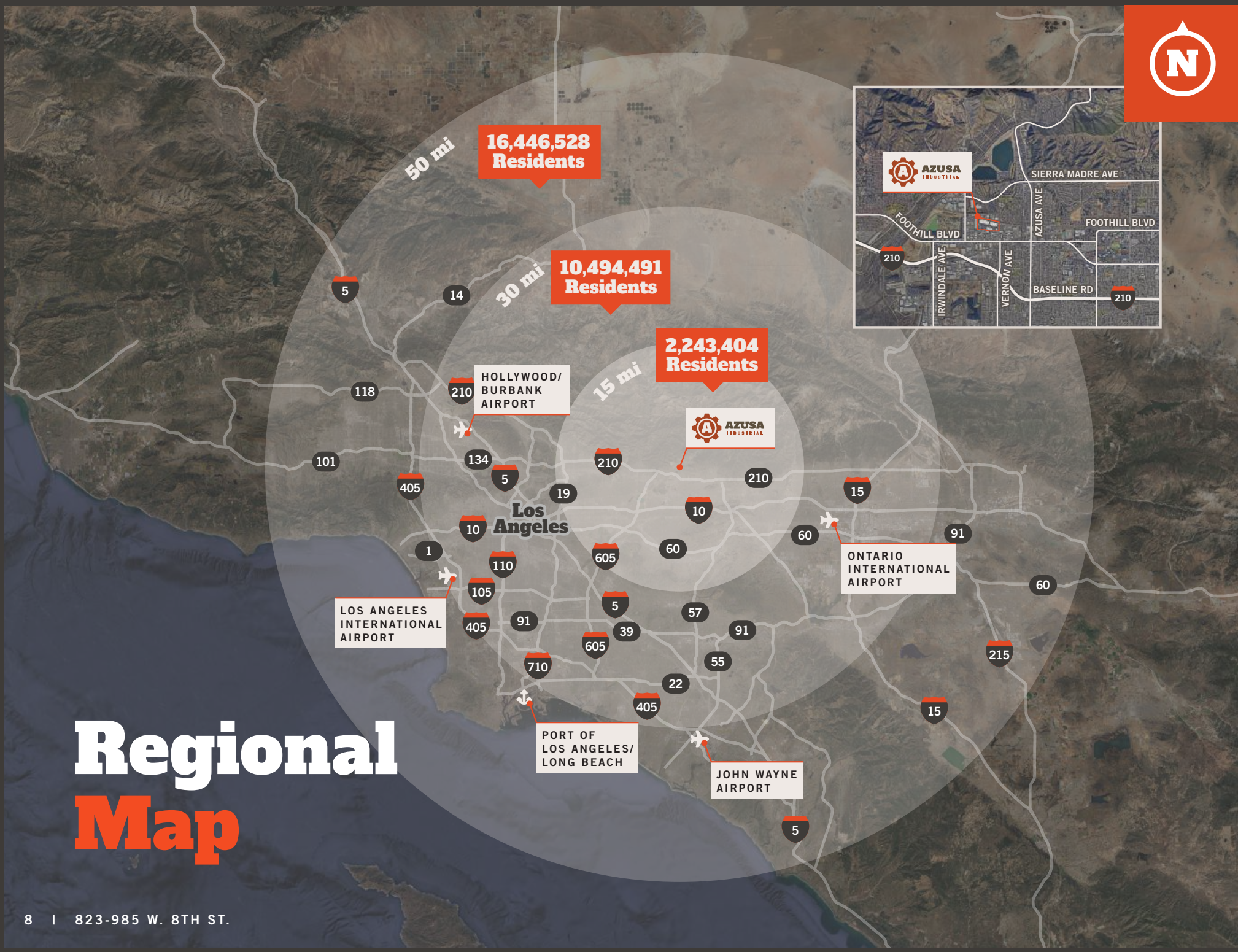
Exterior Employee Amenity Area (975-985 W. Eighth St.)



Local Map



FREWAY ENTRANCES / EXITS



Regional Map



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