



5539 AYON AVENUE IRWINDALE, CALIFORNIA

STRATEGICALLY LOCATED INDUSTRIAL SPACE DESIGNED FOR MANUFACTURING,
DISTRIBUTION & WAREHOUSE OPERATIONS



PROPERTIES

CONTACT US:
+1 626 622 4253
Lic.01323213
RichardHale@crPropertiesRE.com

The Area's Best

Industrial

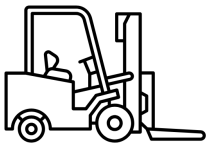
Warehouse Space Value



+/-23,382

5539 Ayon Avenue is a professionally maintained $\pm 23,382$ -square-foot industrial facility designed to support a wide range of manufacturing, distribution, and warehouse operations. The property features approximately 5,977 square feet of office space and 17,093 square feet of warehouse space, complemented by 25-foot clear warehouse height, three dock-high loading doors, one grade-level loading door, 1,200-amp, 480Y/277V three-phase power, and a secure fenced yard with trailer parking capabilities.

Ideally situated in the heart of Irwindale's established industrial corridor, the property offers exceptional access to the I-605, I-210, and I-10 freeways, providing efficient connectivity throughout the Greater Los Angeles region. Combined with M-2 Heavy Manufacturing zoning, competitive lease terms, and a highly functional layout, the property is well suited for a broad range of industrial users seeking a strategic Southern California location



M-2 Heavy Manufacturing Zoning

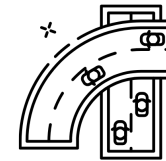


25'-0" Clear Warehouse Height

Competitive Lease Rates

1,200-amp, 480Y/277V Three-Phase Power

53'-0" Trailer Access



- Minutes from the I-605, 210 & I-10 Freeways



-(3) Dock High Loading Doors

SITE PLAN



West Gladstone Street

Clear Height + Cubic Efficiency

- Ayon Building: Clear 25'-0"
- Fully Sprinklered

Loading: Dock Height & Ground Level

- (3) Dock-high doors and
- (1) Grade-level door

Door Sizes:

- (3) Dock-high roll-up doors: 10' W x 12' H
- (1) Grade-level door: 12' W x 12' H

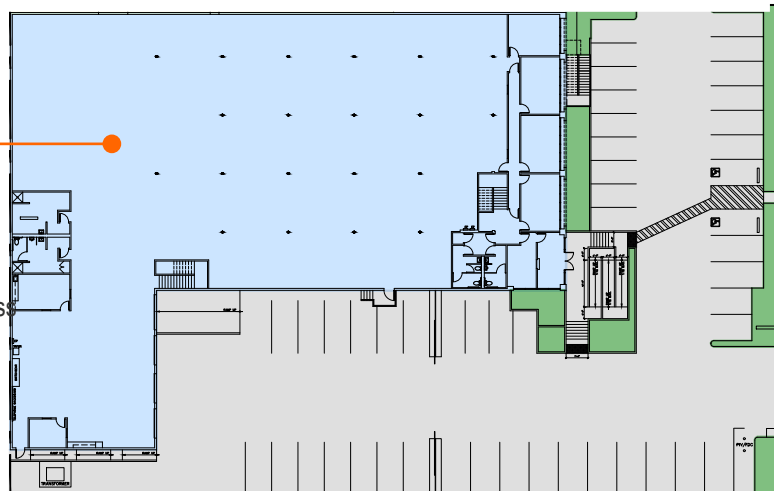
Power Capacity

- 1,200A, ~480Y/277Volt, Three-Phase

5539 Ayon Avenue

Yard Space, Parking and Outdoor Storage

- Paved yard, Security lighting and camera readiness
- Fenced yard. Gated
- Trailer parking capacity

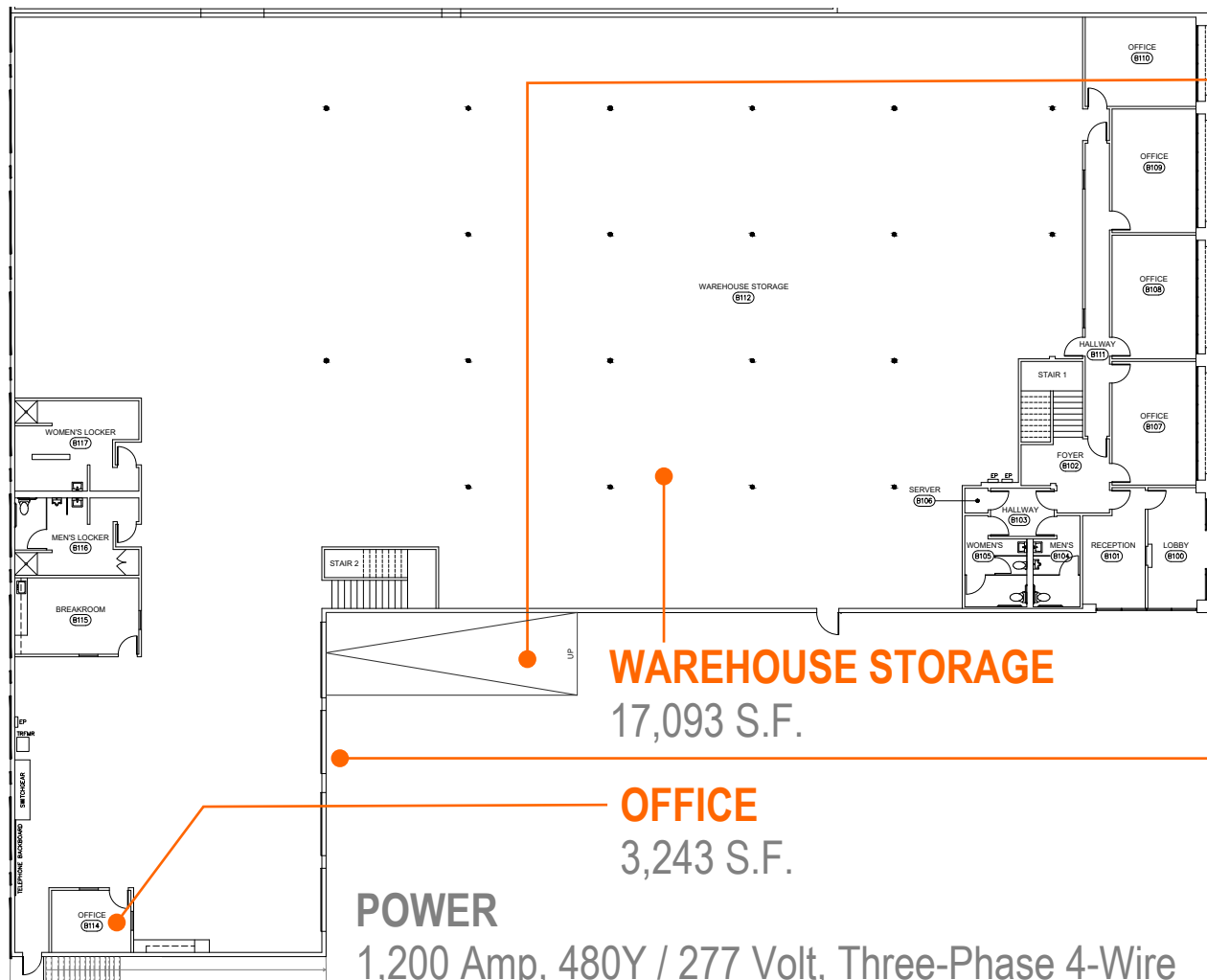


South Ayon Avenue



5539 AYON

1st FLOOR



(1) GROUND LEVEL DOCK

(3) DECK-HIGH DOCKS

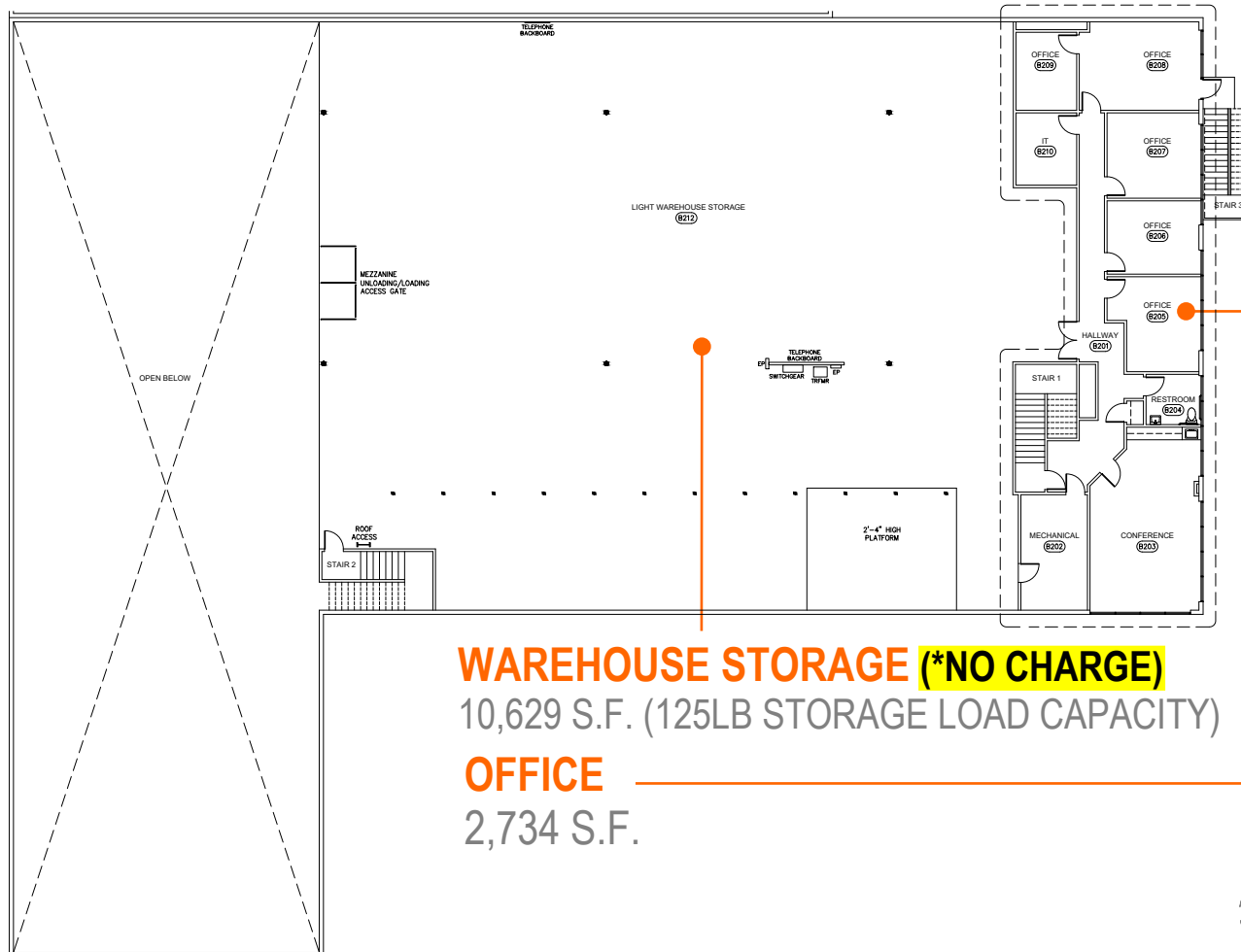
20,648 1ST FLOOR TOTAL S.F.



North

5539 AYON

2ND FLOOR



2,734 2ND FLOOR **TOTAL S.F.**

WAREHOUSE STORAGE (*NO CHARGE)
10,629 S.F. (125LB STORAGE LOAD CAPACITY)

OFFICE
2,734 S.F.



North



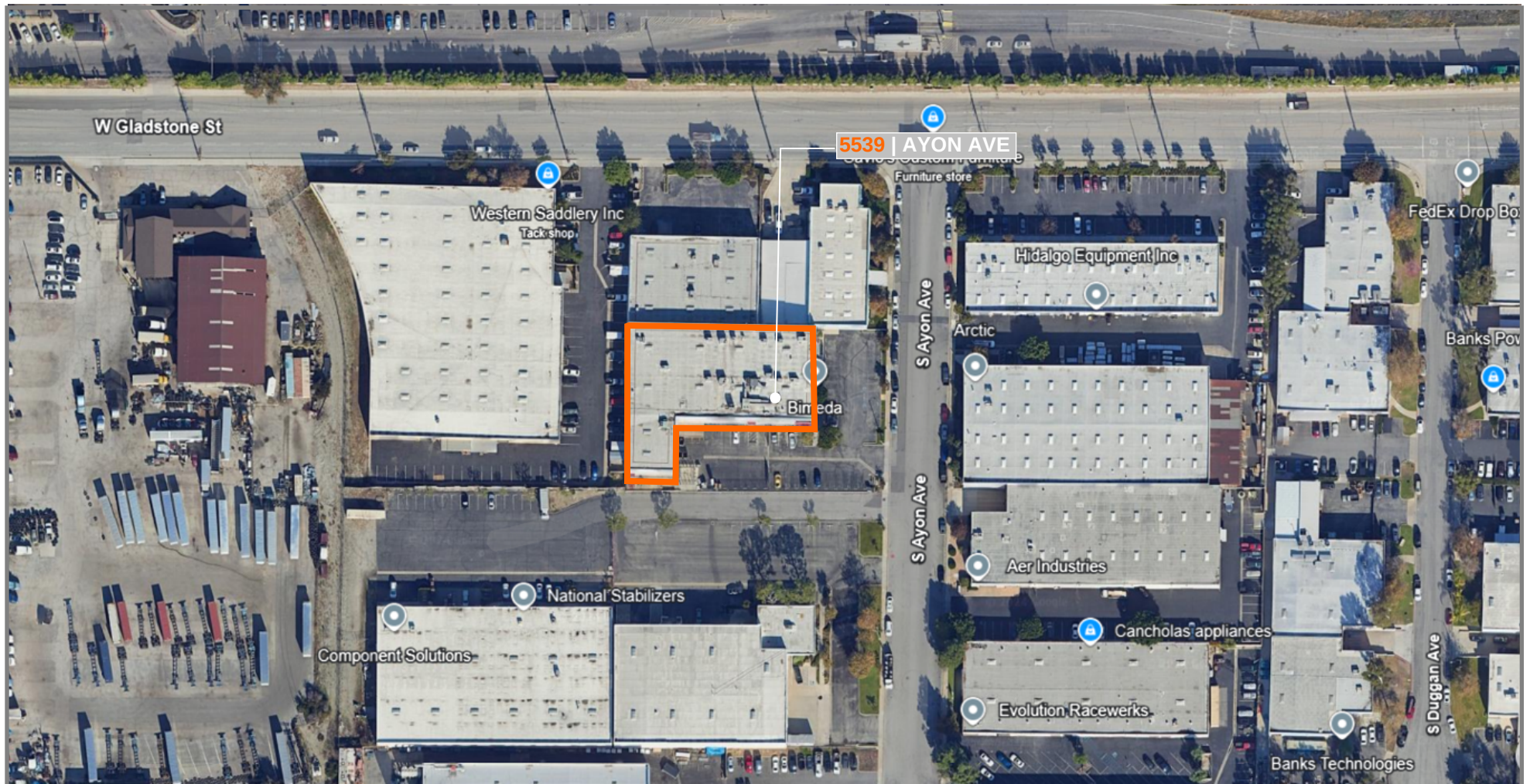
Richard T. Hale III
Principal | Broker
+1 626 622 4253
Lic.01323213
RichardHale@crPropertiesRE.com



The Area's Best

INDUSTRIAL

Warehouse Space Value



5539 AYON AVENUE



16194 GLADSTONE STREET



CAMPUS OPPORTUNITY

±34,525 Combined Total Square Feet

A unique opportunity to lease either building individually or combine both properties to create a ±34,525-square-foot industrial campus. Designed to accommodate manufacturing, warehousing, and distribution operations, the combined facilities offer complementary loading configurations, heavy three-phase power, functional truck courts, trailer parking and yard capabilities, and immediate access to the I-605, I-210, and I-10 freeways.



CONTACT US:

+1 626 622 4253

Lic.01323213

RichardHale@crPropertiesRE.com



Clear Height + Cubic Efficiency

Building A:

- Gladstone Building- Clear 18'-6"
- Fully Sprinklered

Building B:

- Ayon Building- Clear 25'-0"
- Fully Sprinklered

BUILDING B

5539 Ayon Avenue

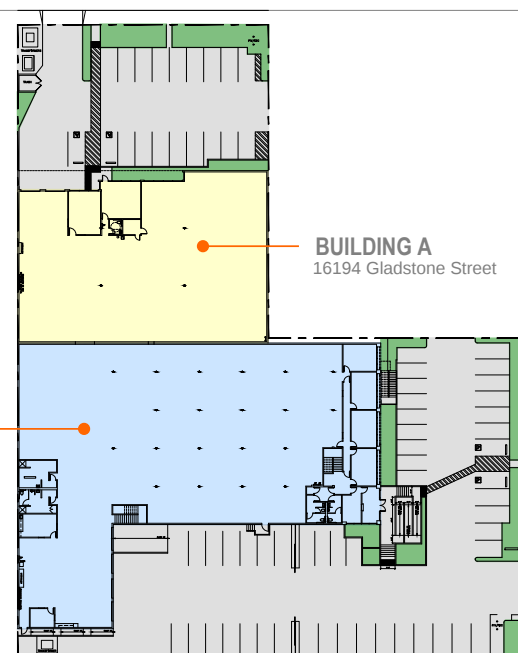
Yard Space, Parking and Outdoor Storage

Building A & B: Paved yard,
Security lighting and camera readiness

Building B: Fenced yard. Gated

Building B: Trailer parking capacity

West Gladstone Street



South Ayon Avenue

Loading: Dock Height & Ground Level

Building A:

- (2) Grade-level doors
- Dock equipment: dock bumpers
- Functional truck court for 53 trailers

Building B:

- (3) Dock-high doors and
- (1) Grade-level door

Door Sizes:

- Building A:** Gladstone Building
- (2) Grade-level doors: 10' W x 12' H

Building B: Ayon Building

- (3) Dock-high roll-up doors: 10' W x 12' H
- (1) Grade-level door: 12' W x 12' H

Power Capacity

Building A

-400A, 120/208Volt, Three-Phase

Building B

-1,200A, ~480Y/277Volt, Three-Phase

5539 AYON AVENUE IRWINDALE, CA 91706

Richard T. Hale III
Principal | Broker
+1 626 622 4253
Lic.01323213
RichardHale@crPropertiesRE.com



PROPERTIES

© 2026 CR Properties. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.