

CLASS A INDUSTRIAL FACILITY

FOR LEASE

1011 N TODD AVENUE
AZUSA, CA 91702



BUILDING SIZE

±75,740 SF

CLEAR HEIGHT

32' MIN.

DOCK HIGH DOORS

12 DOORS



XEBEC®



1011 N TODD AVE, AZUSA

PROPERTY HIGHLIGHTS

BUILDING AREA

±75,740 SF

SITE SIZE

4.55 AC

WAREHOUSE CLEARANCE

32' MIN.



CLASS A INDUSTRIAL BUILDING



12 DOCK HIGH DOORS/2 GROUND LEVEL DOORS



6,615 SF OFFICE



145 PARKING SPACES



52' X 50' TYPICAL BAY SPACING

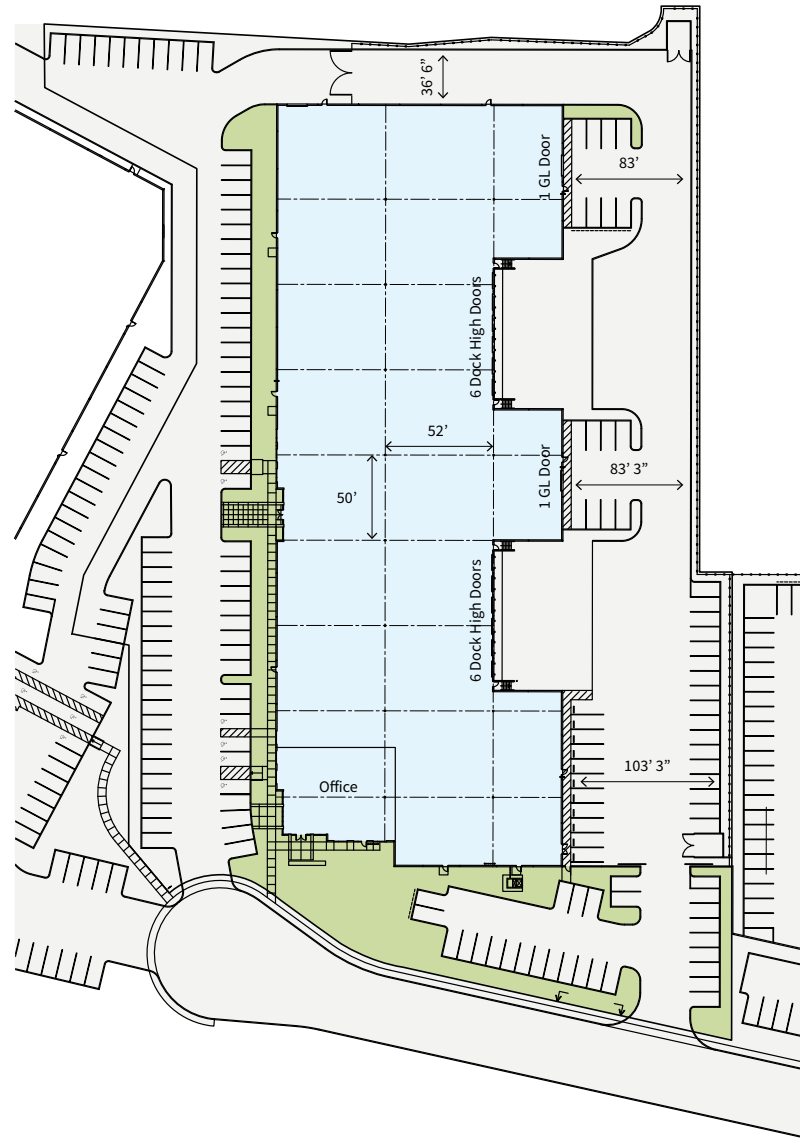


CLOSE PROXIMITY TO I-210, I-10, I-605 AND SR-57 FREEWAYS



SITE SPECIFICATIONS

- ✓ 12 DOCK-HIGH AND 2 GROUND-LEVEL DOORS
- ✓ ESFR SPRINKLER SYSTEM
- ✓ 2.5% SKYLIGHTS
- ✓ 52' X 50' TYPICAL BAY SPACING
- ✓ SUSTAINABLE LANDSCAPING





SW FACING VIEW



ENTRANCE



NW FACING VIEW



SE FACING VIEW

PRIME INDUSTRIAL LOCATION

This Class A industrial facility is in a prime location for manufacturing, logistics and other specialized industrial occupiers. It's location offers convenient access to both the Port of Los Angeles and key distribution centers, making it an ideal choice for companies looking to streamline operations and expand their reach.



ONTARIO INTERNATIONAL AIRPORT
20 MILES

LOS ANGELES INTERNATIONAL AIRPORT
38 MILES

LOS ANGELES/LONG BEACH PORTS
39 MILES



1011 N TODD AVE, AZUSA

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