

For Sale or Lease

# 5265 4th Street Irwindale, CA

8.09 Acres of  
Industrial Land

Premier IOS Site



5265 4th Street  
Irwindale, CA

4th St

Arrow Hwy



# Site Details

## Zoning

M-2 zoning refers to the Heavy Manufacturing Zone, which is intended for industrial, manufacturing, and processing uses, often involving heavy truck traffic

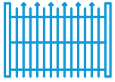
## Property Details



EXCELLENT  
FREEWAY ACCESS



LAND  
8.09 ACRES



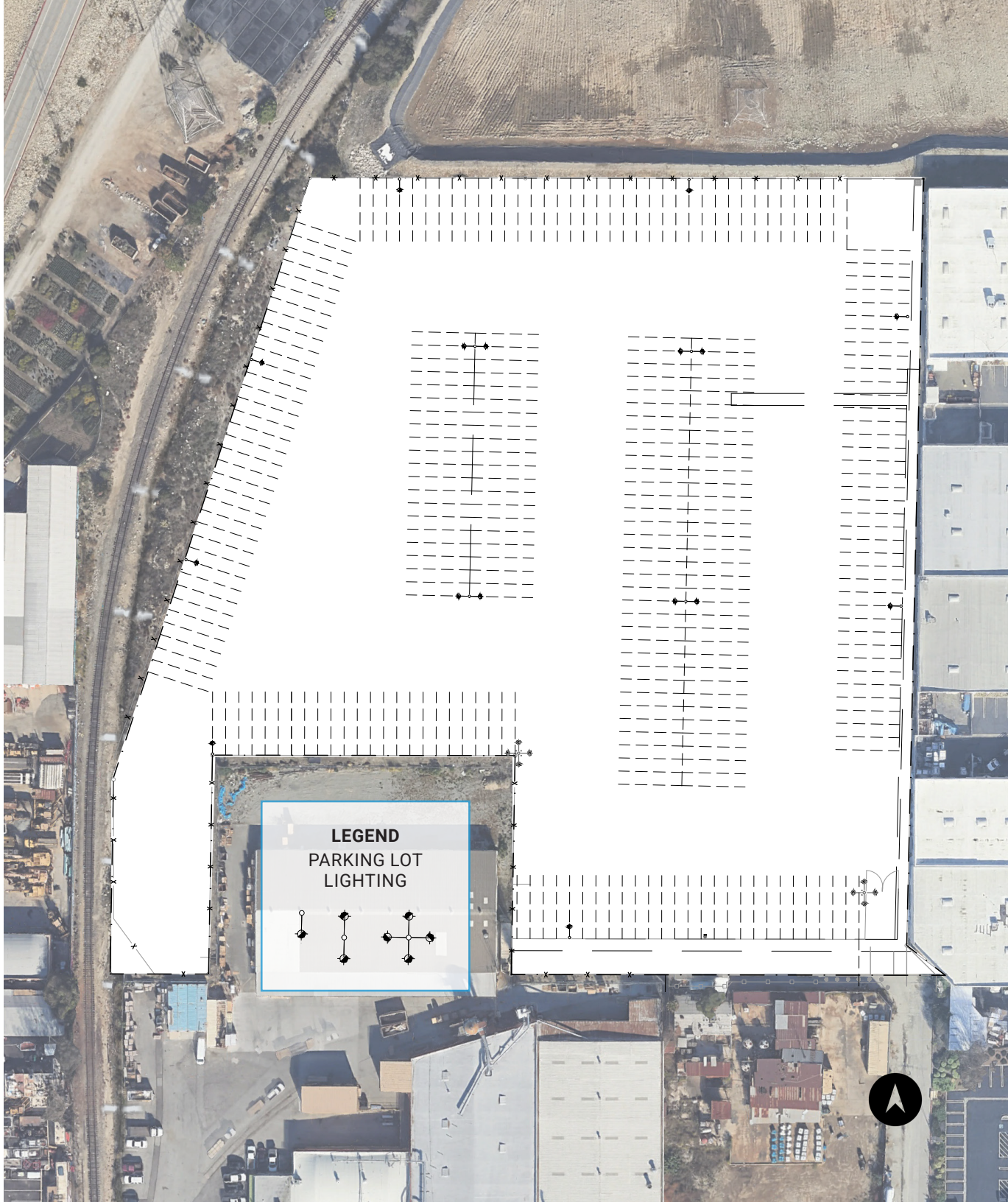
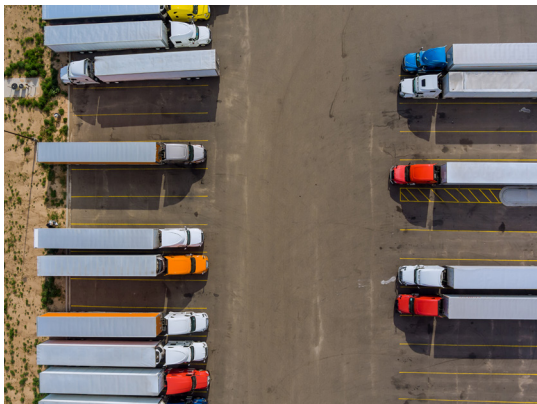
YARD  
FENCED, LIT &  
IMPROVED



ZONING  
M2 - IRWINDALE



TRAILER PARKING  
~270 SPACES

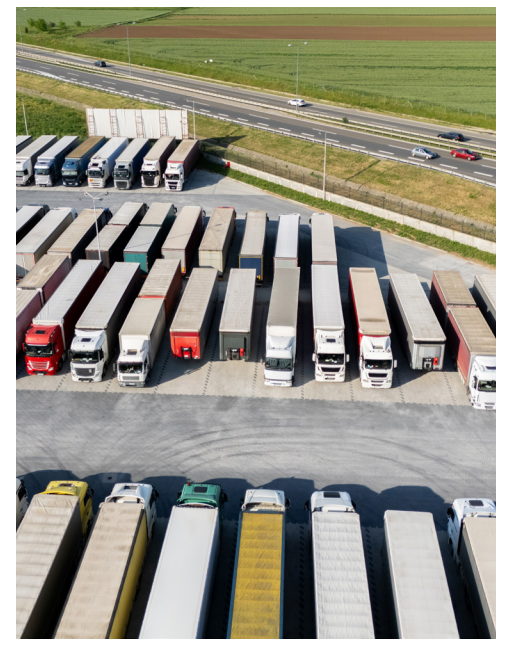


# Regional Connectivity



Port	Drive	Distance
Port of Long Beach / Port of Los Angeles	39min	36mi

Airport	Drive	Distance
Ontario Airport	32min	23mi
Long Beach Airport	40min	28mi
Burbank Airport	37min	29mi
LAX	50min	37mi





# Thank you

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