

EXCEPTIONAL DISTRIBUTION OR MANUFACTURING FACILITY

FOR LEASE

1021 N TODD AVENUE
AZUSA, CA 91702

FULLY RENOVATED



BUILDING SIZE

±179,100 SF

CLEAR HEIGHT

32' min.

HEAVY POWER

3,000 AMPS

EXPANDABLE TO 9,000 AMPS

LARGE TRUCK COURT

180'



XEBEC®

BGO

1021 N TODD AVE, AZUSA

PROPERTY HIGHLIGHTS

BUILDING AREA

±179,100 SF

SITE SIZE

9.47 AC

TRUCK COURT DEPTH

180'

WAREHOUSE CLEARANCE

32' MIN.



FULLY RENOVATED



CLASS A INDUSTRIAL FACILITY



TWO LARGE YARDS (180' & 135' DEEP)



24 DOCK HIGH DOORS / 3 GROUND LEVEL DOORS



±12,391 SF 2-STORY OFFICE AREA



231 PARKING SPACES & UP TO 52 TRAILER STALLS



52' X 50' TYPICAL BAY SPACING

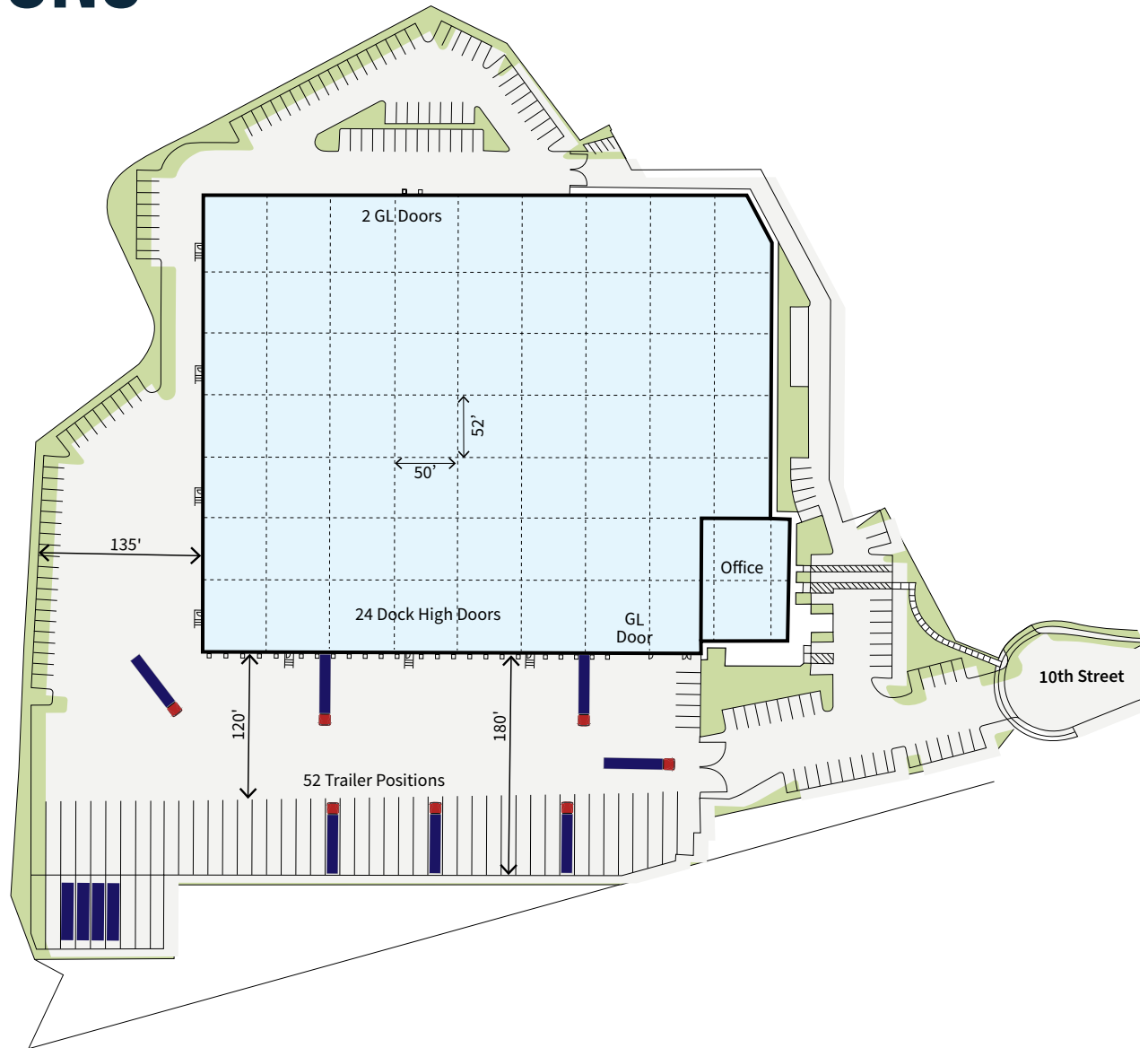


CLOSE PROXIMITY TO I-210, I-10, I-605 AND SR-57 FREEWAYS



SITE SPECIFICATIONS

- ✓ 24 DOCK-HIGH AND 3 GROUND-LEVEL DOORS
- ✓ ESFR SPRINKLER SYSTEM
- ✓ 2.5% SKYLIGHTS
- ✓ 52'X50' TYPICAL BAY SPACING
- ✓ SUSTAINABLE LANDSCAPING
- ✓ SIGNIFICANT UTILITY CAPACITY:
 - ✓ ELECTRICAL: 3,000 AMP SERVICE + CAPACITY TO EXPAND TO 9,000 AMPS
 - ✓ WATER: 10" INDUSTRIAL LINE + 2" DOMESTIC LINE
 - ✓ GAS: 4" MEDIUM SERVICE LINE + 1" DOMESTIC LINE





SOUTH FACING VIEW



ENTRANCE



EAST FACING VIEW



WEST 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

1021 N TODD AVE, AZUSA

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