

5240 Building

FOR LEASE



5240 Irwindale Avenue, Irwindale CA

Building: A Freestanding Building of Approximately 13, 635 Sq. Ft. Situated on Approximately 136,430 Sq. Ft. of Land.

Available: Up to approximately 7600 Sq. Ft. and divisible to 2000 Sq. Ft.

Rental Rate: \$1.15 PSF/Modified Gross

Tenant Improvements: Negotiable

Parking: 4/1,000 - Surface Lot around the Building FREE



- Highlights:**
- Pride of Ownership Building
 - New Italian Style Deli opening in the Building
 - Close proximity to 210 and 605 Freeways
 - Professional layouts with above standard finishes
 - Ground level loading doors
 - Fully Air Conditioned Units

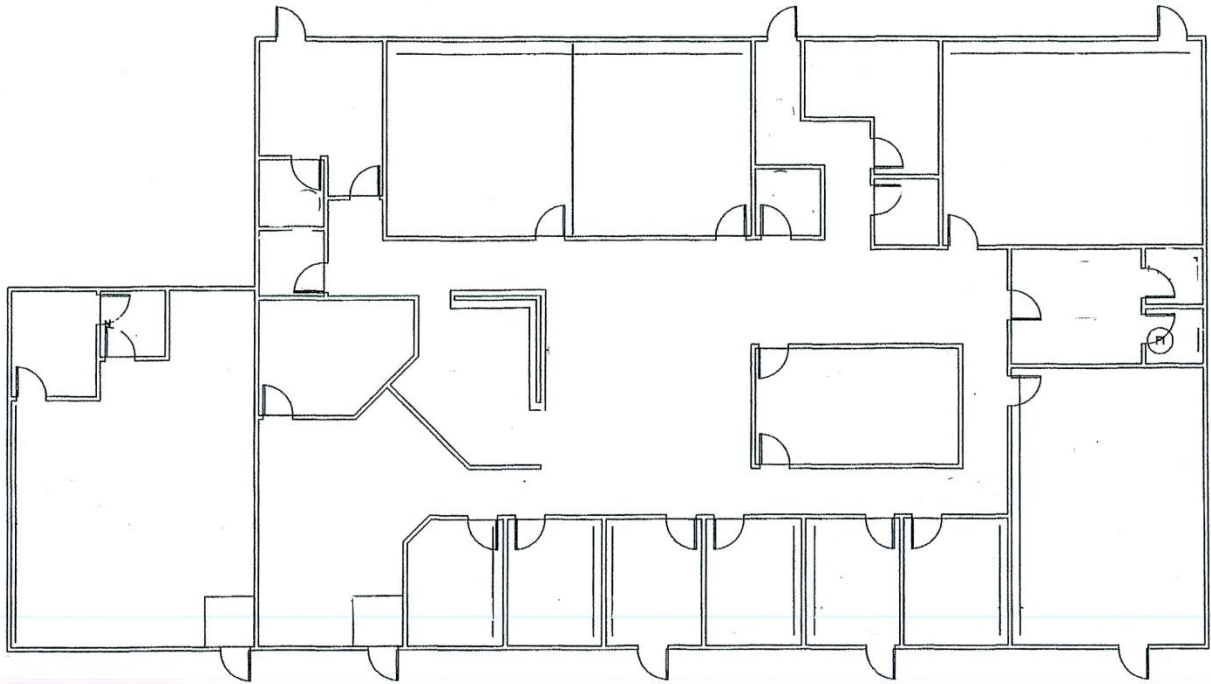


No warranty, express or implied, is made as to the accuracy or the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

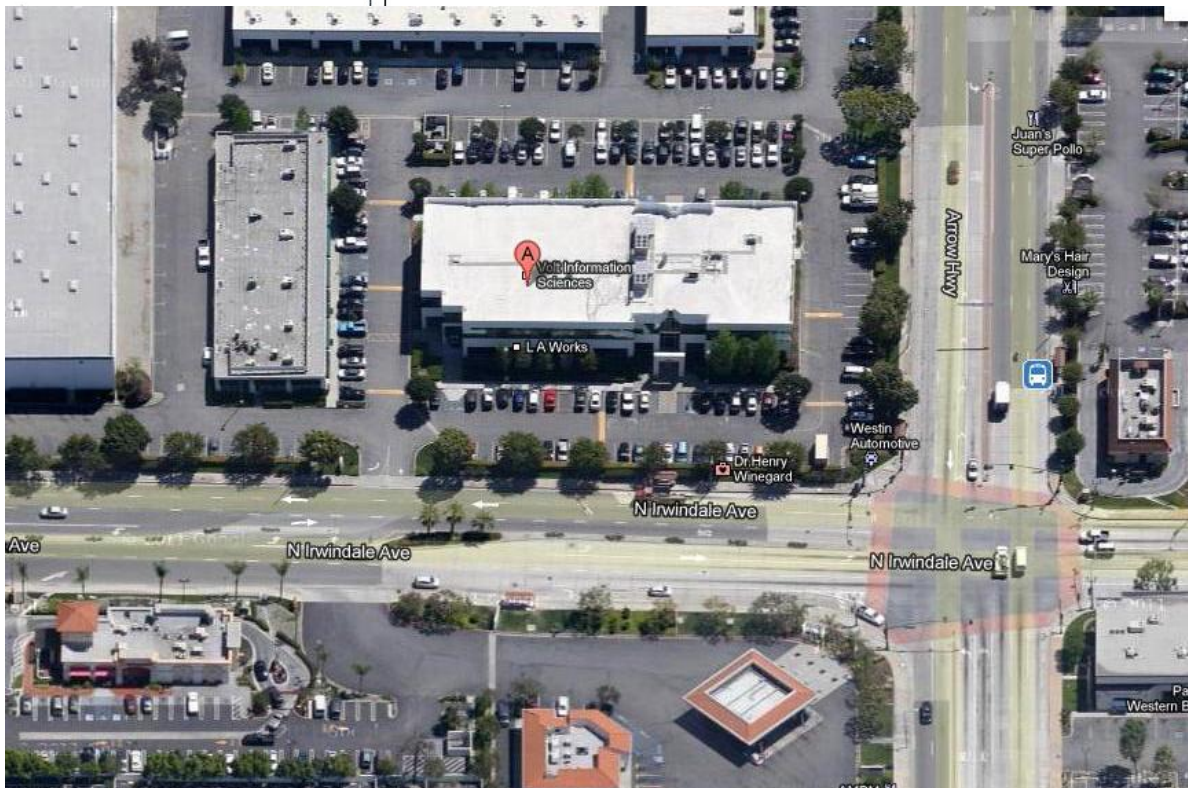
R. Scott Martin, SIOR
Executive Vice President
DRE #00992387
626.564.4800 x 110
smartin@naicapital.com

John Martin
Senior Vice President
DRE #01280892
626.564.4800 x107
jmartin@naicapital.com

225 South Lake Ave., Suite 1170
Pasadena CA 91101
Tel 626.564.4800
Fax 626.564.4846



SUITES B, C, D, E, F
5200 IRWINDALE AVE., IRWINDALE, CA



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