

NEW STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT

WWW.14868ALDERSONBLDGE.COM



ON OPEN MARKET/AVAILABLE

FOR LEASE

±46,120 SF ON 2.08 AC LOT

14868

 LOS ANGELES ST.
BLDG E | IRWINDALE | CA

[VIEW WEBSITE](#)

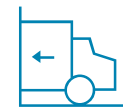
PROPERTY HIGHLIGHTS



46,120 SF
AVAILABLE



2.08 AC
LOT



4
DOCK HIGH DOORS



TRUE 26'
CLEAR HEIGHT
MINIMUM

FOR MORE INFORMATION, PLEASE CONTACT:

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4
DOCK HIGH
DOOR



TRUE 26'
CLEAR
HEIGHT MINIMUM



5,570 SF
HIGH QUALITY
TWO STORY OFFICE



ESFR
SPRINKLER
SYSTEM

Address	14868 Los Angeles St. Irwindale, CA
Building Size	46,120 SF
Site Size	2.08 Acres
Clear Height	26' True Minimum Clear Height
Parking	70
Docks	4 Dock High Doors, 1 Grade Level Door
Yard	Extra Large Yard (±21,400 SF) w/ Automatic Gate
Security	Nightly Security Patrols (3 times per night)
Power	400 Amps Electrical Service Expandable to 1200 Amps
Internet	High Speed Internet (Fiber Optic)
LED Lighting	LED Warehouse Lighting
Charging	Forklift Charging Stations
Upgrades	New State-of-the-art Industrial Development
Freeway	Close Proximity to I-605, I-10 & I-210 Fwys
OPEX	\$0.258/SF/MO Below Market includes Fire Water Monitoring, Inspection & Connection, Security Patrol and Landscape Maintenance



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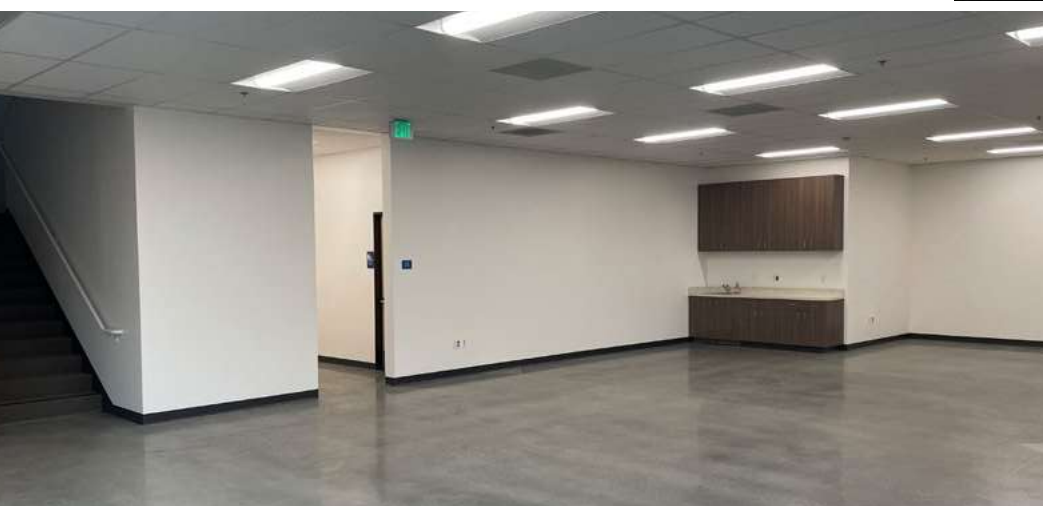
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PHOTOS



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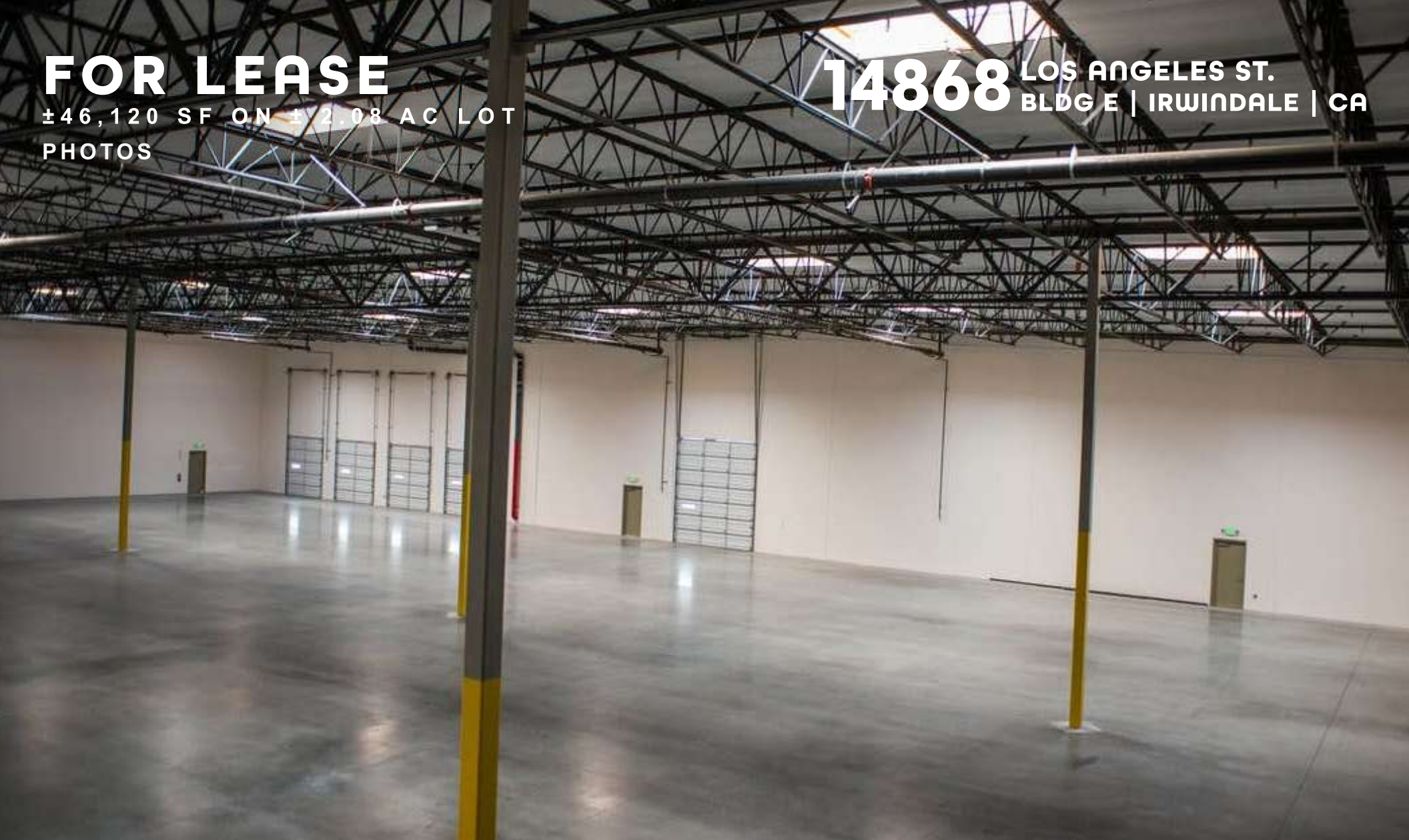
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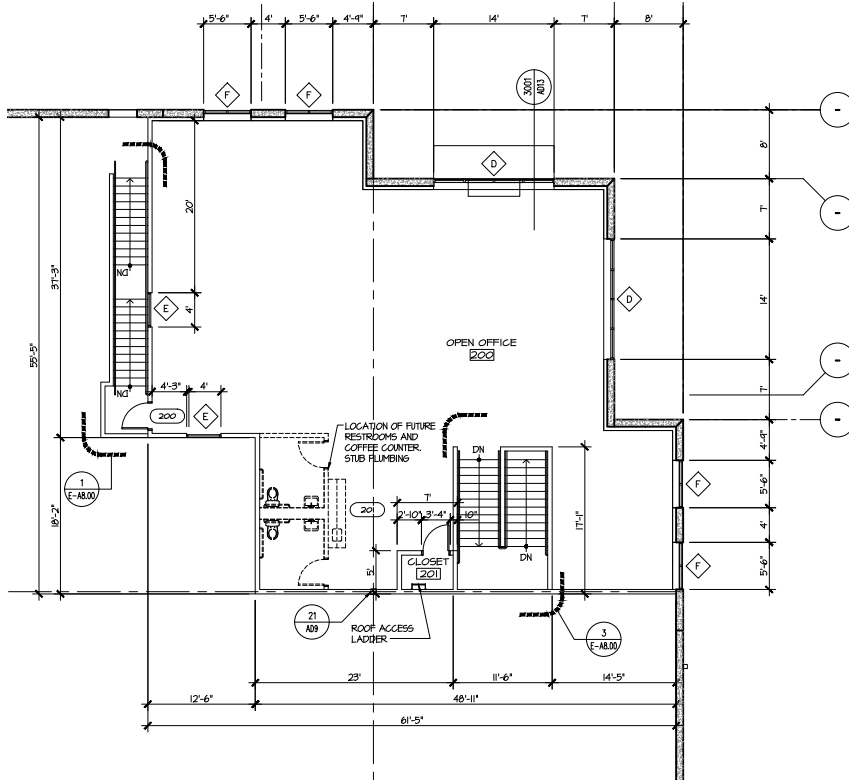
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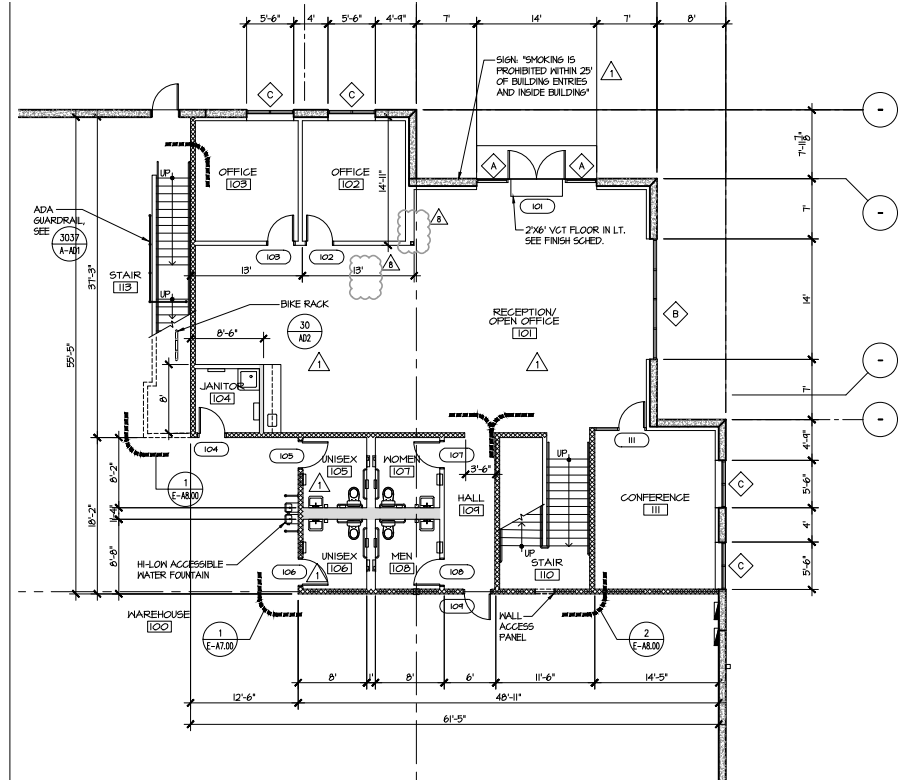
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FIRST & SECOND FLOOR OFFICE
PLANS | ±5,570 SF

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ENLARGED MEZZANINE OFFICE PLAN



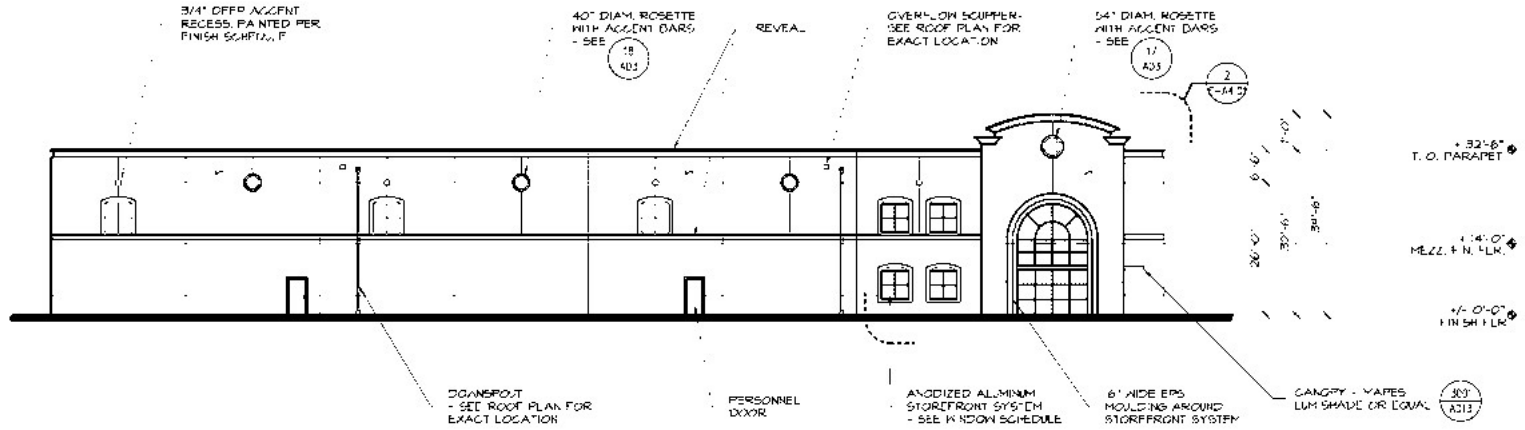
ENLARGED FIRST FLOOR OFFICE PLAN

FOR LEASE

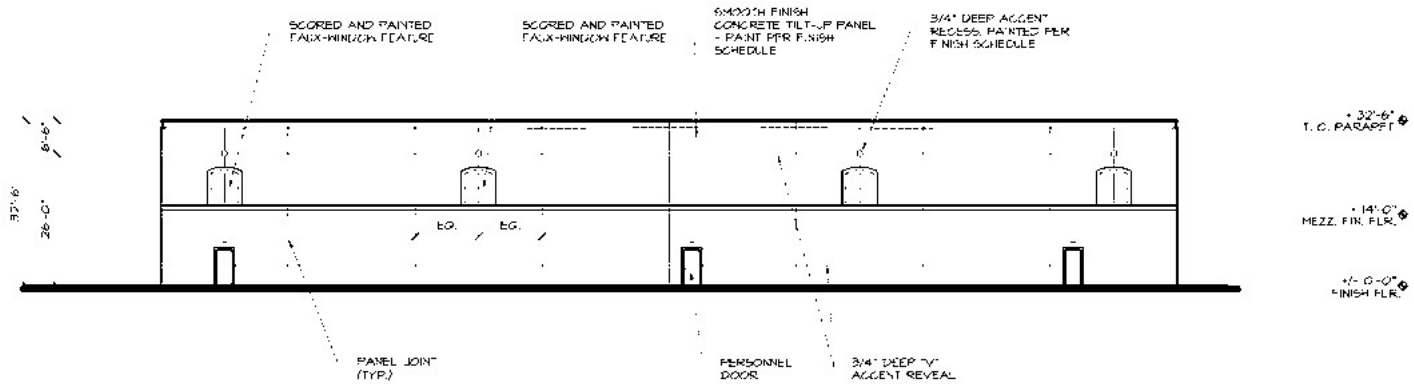
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ELEVATIONS

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NORTH EAST ELEVATION



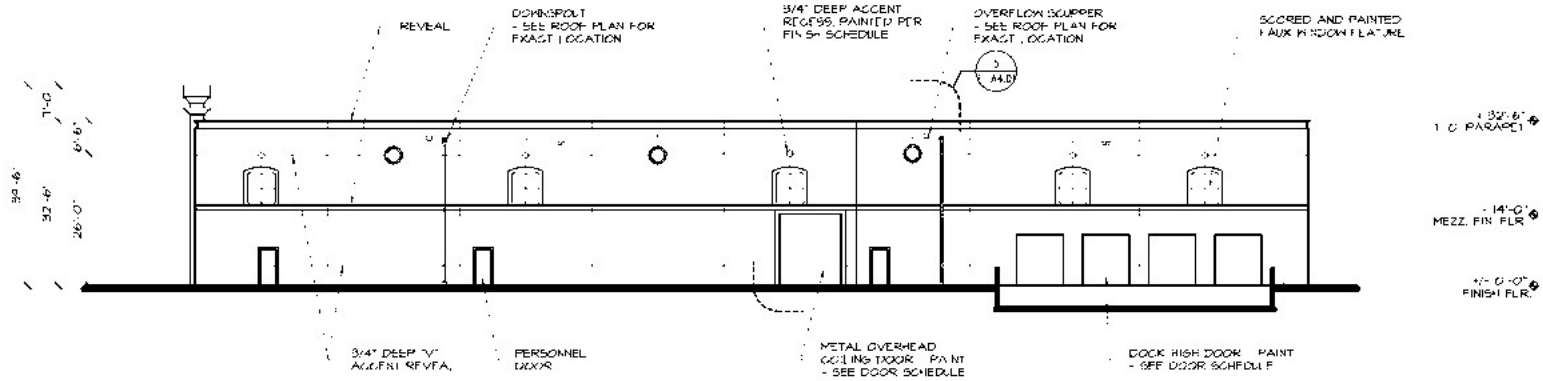
SOUTH EAST ELEVATION

FOR LEASE

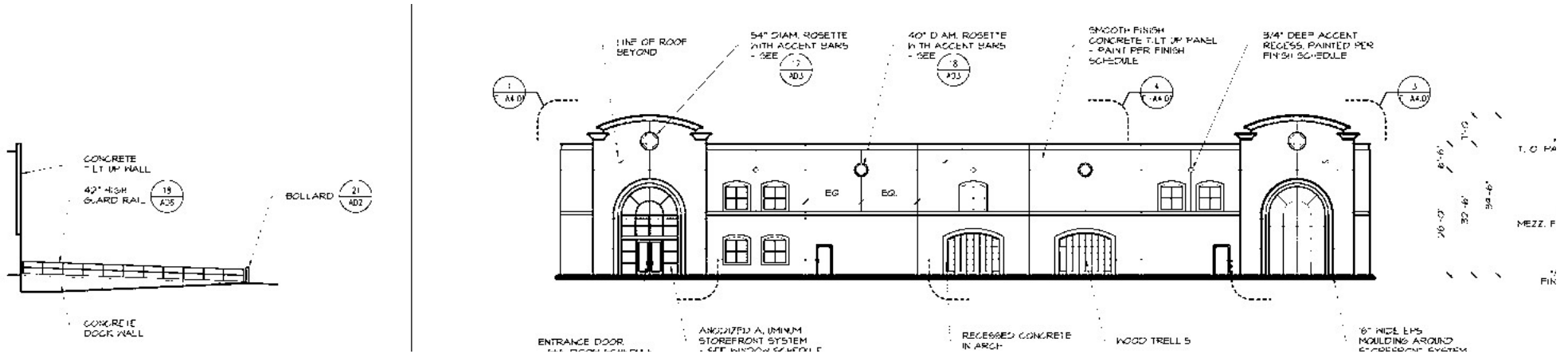
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SOUTH WEST ELEVATION



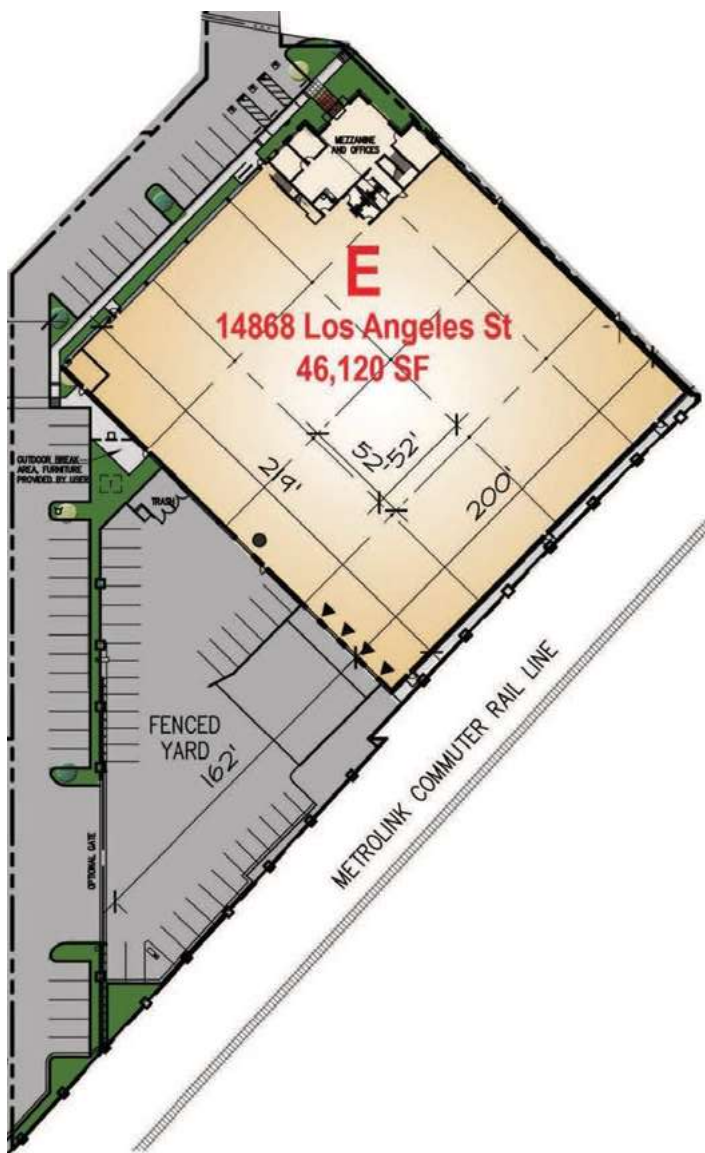
DOCK WALL

NORTH WEST ELEVATION

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OVERALL SITE PLAN



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MASTER-PLANNED BUSINESS PARK

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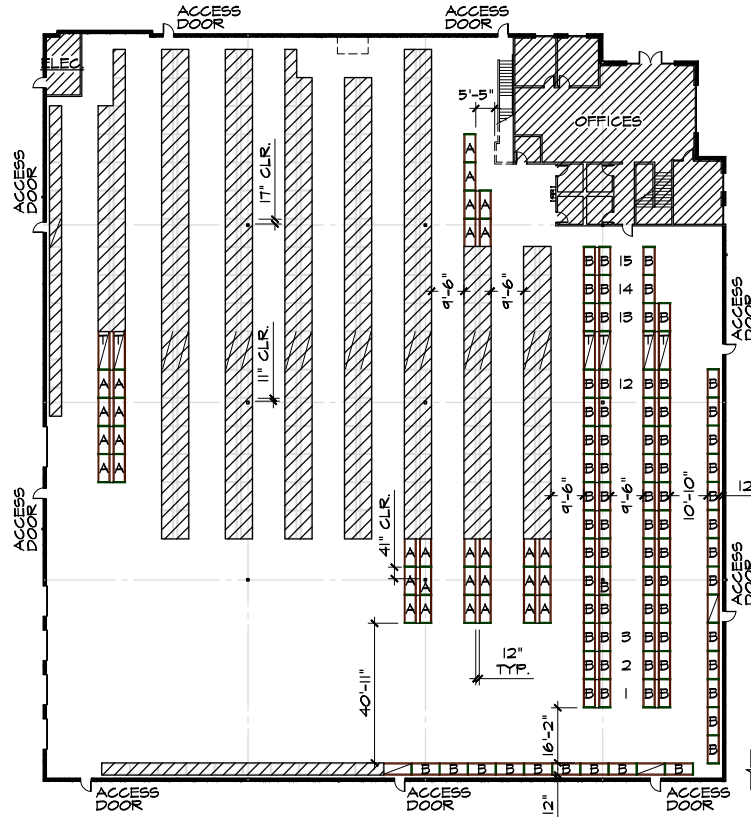
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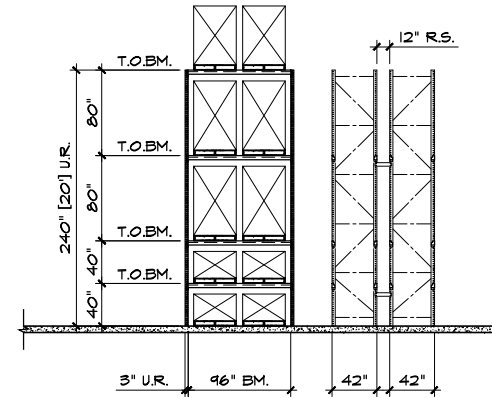
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SAMPLE RACK PLAN

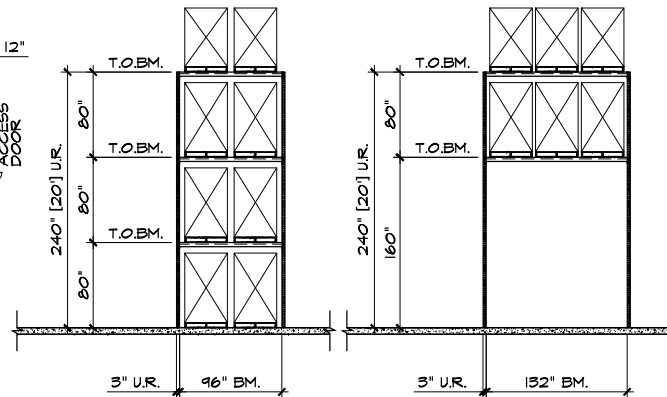
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PHASE 2 PALLET POSITIONS: 1,001
Phase 1 Pallet Positions: 2,378
Total: 3,379



PALLET RACK A
 FOR EXIT TUNNEL, REMOVE 1ST LEVEL



RACK B

FOR TUNNEL, REMOVE BOTTOM PALLET

TUNNEL T

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PUBLIC TRANSPORTATION



COMMUTER RAIL

Baldwin Park Metrolink
3 min | 0.6 mi



AIRPORT

Ontario International Airport
30 min | 23.9 mi

Los Angeles International Airport
45 min | 37 mi

Bob Hope Airport
45 min | 30.5 mi

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2010 POPULATION	179,246	531,480	1,352,943
2023 POPULATION	171,580	512,157	1,306,121
2028 POPULATION PROJECTION	166,654	498,151	1,270,881
2010 HOUSEHOLDS	45,510	144,024	400,105
2023 HOUSEHOLDS	42,995	137,906	372,877
2028 HOUSEHOLD PROJECTION	41,606	133,824	372,877
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.7B	\$5.3B	\$15.1B

Google

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