



# AVAILABLE FOR LEASE

## Irwindale Business Center

4981 & 5027 N. Irwindale Avenue  
Irwindale, CA 91706



### PROPERTY FEATURES

- 1,753 SF & 4,541 SF Units Available
- Institutionally Owned & Professionally Managed
- Close Proximity to Retail
- High Image, Professional Business Park Setting
- Master Planned Business Park
- Irwindale Avenue Frontage
- .33 GPM / 2,000 SF Calculated Fire System
- Extensive Landscaping
- Excellent Freeway Access to SF-210, I-605 and I-10
- Move-in Condition
- 16' Minimum Clear Height

**ROCIO BUDETTA**

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License 02100808

**TY NEWLAND**

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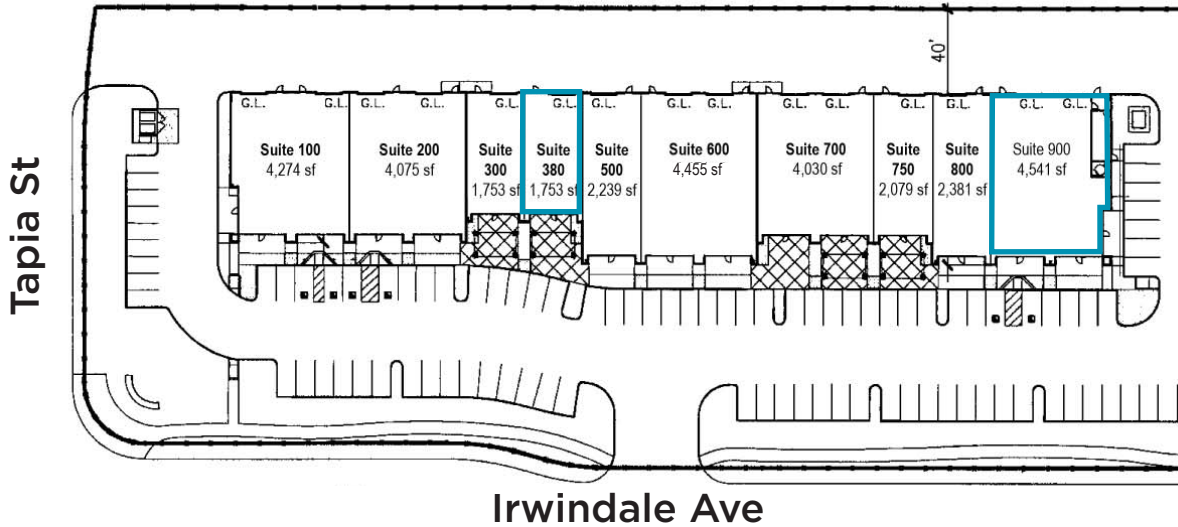
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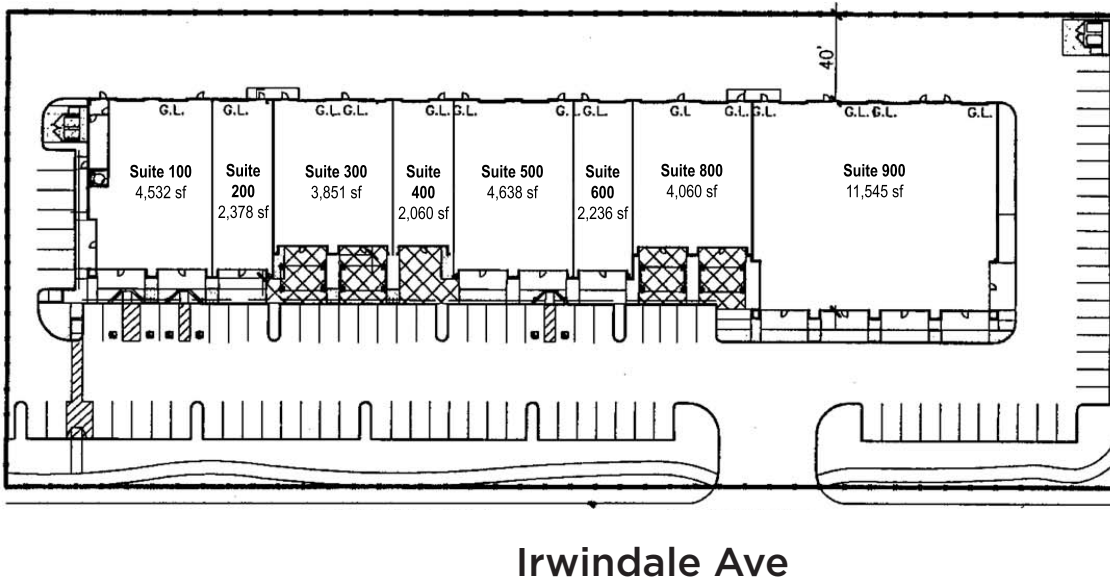
## 4981 N. Irwindale - Building 15



**4981- Suite 380**  
Avail SF: 1,753  
Office SF: 720  
Asking: \$0.98 MG

**4981- Suite 900**  
Avail SF: 4,541  
Office SF: 4,541  
Asking: \$TBD

## 5027 N. Irwindale - Building 14



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