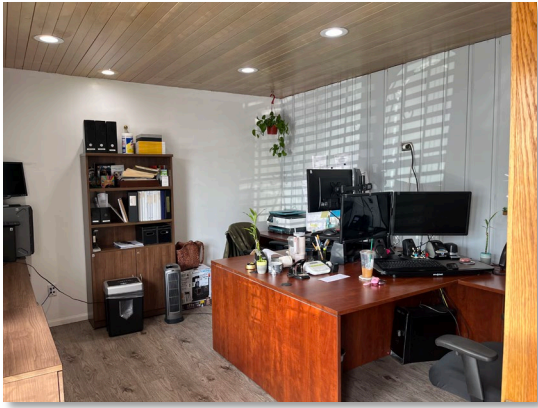
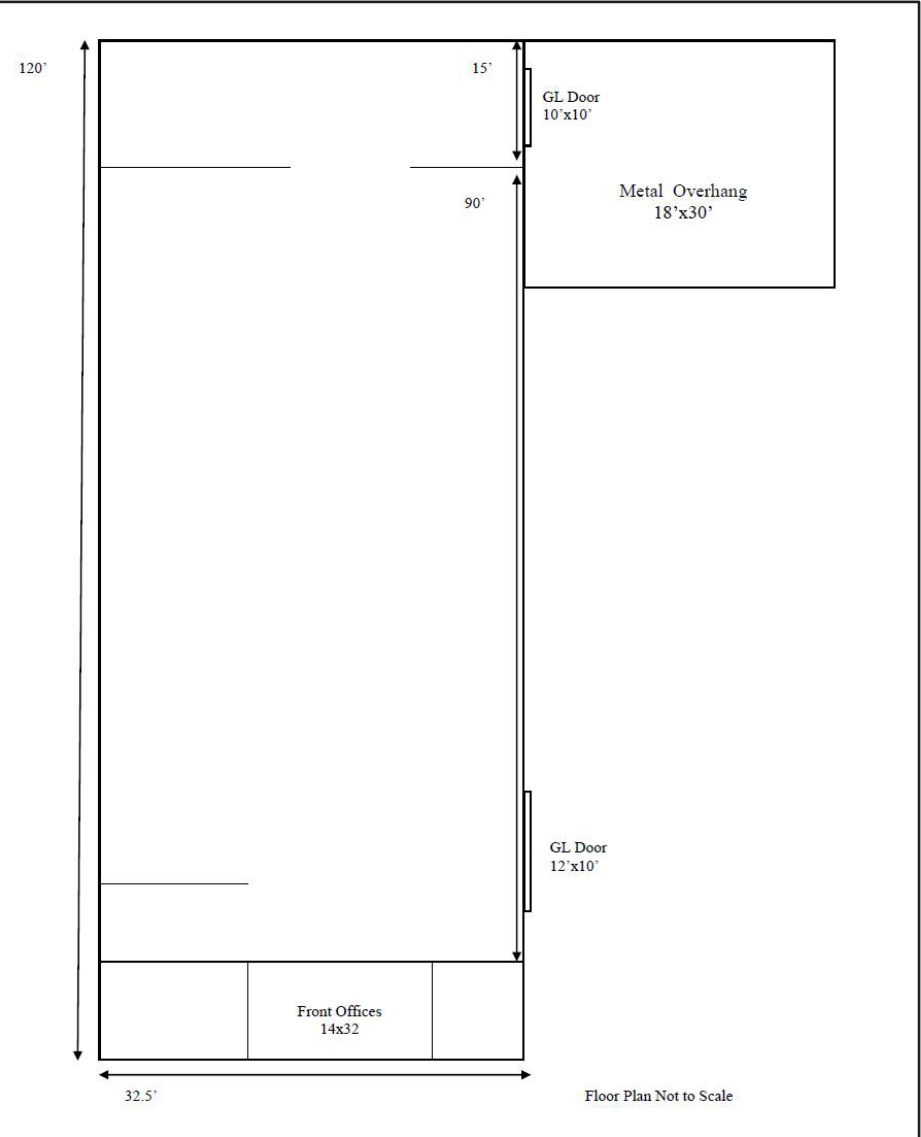




3,900 SF Free Standing Industrial/Flex Building For Lease: \$1.50 PSF Modified Gross

816 N. Todd Ave Azusa, CA 91702

- Free-standing building with approx 3,900 SF which includes renovated front offices with two separate offices and restroom situated on a 7,306 SF lot.
- Warehouse/flex area has foil-insulated ceilings, electrical and air lines distributed throughout, 400 AMP 240 Volt power and 14 foot clear height.
- Fenced and secured yard with bonus 18'x30' metal overhang.
- Two grade level loading doors: Front GL 12'X10' and Rear GL 10X10'.
- Located just above Foothill Blvd across from Costco. Direct access to both 210 and 605 freeways via Irwindale Avenue.
- DWL- zoning allows light manufacturing, Assembly & Fabrication. Verify use with City of Azusa. Reduced Energy Rates with Azusa Light and Water.



Population Estimates

	2 Miles	5 Miles	10 Miles
Population (2023)	51,611	310,590	996,755
Average HH Income	\$95,472	\$100,392	\$106,084

All information deemed reliable but not guaranteed. Tenant to verify square footage, use and other information.

Top Commercial Realty

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