

# AVAILABLE FOR SALE 3,000 SF INDUSTRIAL PROPERTY

112 S IRWINDALE AVE AZUSA, CA 91702



## OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	3,000 SF
Available SF:	
Lot Size:	6,259 SF
Price / SF:	\$200.00
Year Built:	1958
Zoning:	Industrial

## PROPERTY OVERVIEW

Approx. 3,000 sq. ft. industrial building zoned industrial. Three roll up doors and parking along the front behind a fenced yard. Possibly could be divided into two units. Must verify with city. Great possibility for owner/user Automotive related or small manufacturer. Heavy power & great location.

## LOCATION OVERVIEW

Excellent location with heavy traffic count. Located just south of the I-210 Freeway and the Irwindale Avenue Exit

## PROPERTY HIGHLIGHTS

- Great Location just south of 210 Freeway
- Parking in the front of the building along Irwindale Ave.
- Heavy Traffic Count - 30,000 Cars Per Day+
- Great industrial Zoning



COMMERCIAL REAL ESTATE

[www.AlliedCRE.com](http://www.AlliedCRE.com)

For information on this property, please contact:

**Tony M. Guglielmo, CCIM**  
Office: 909.786.4302  
Cell: 909.456.6133  
[tony@alliedcre.com](mailto:tony@alliedcre.com)

9327 Fairway View Place, Suite 300 - Rancho Cucamonga, CA 91730

Buyer to verify all. No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdraw without notice.

# AVAILABLE FOR SALE 3,000 SF INDUSTRIAL PROPERTY

112 S IRWINDALE AVE AZUSA, CA 91702



COMMERCIAL REAL ESTATE

[www.AlliedCRE.com](http://www.AlliedCRE.com)

For information on this property, please contact:

**Tony M. Guglielmo, CCIM**

**Office: 909.786.4302**

**Cell: 909.456.6133**

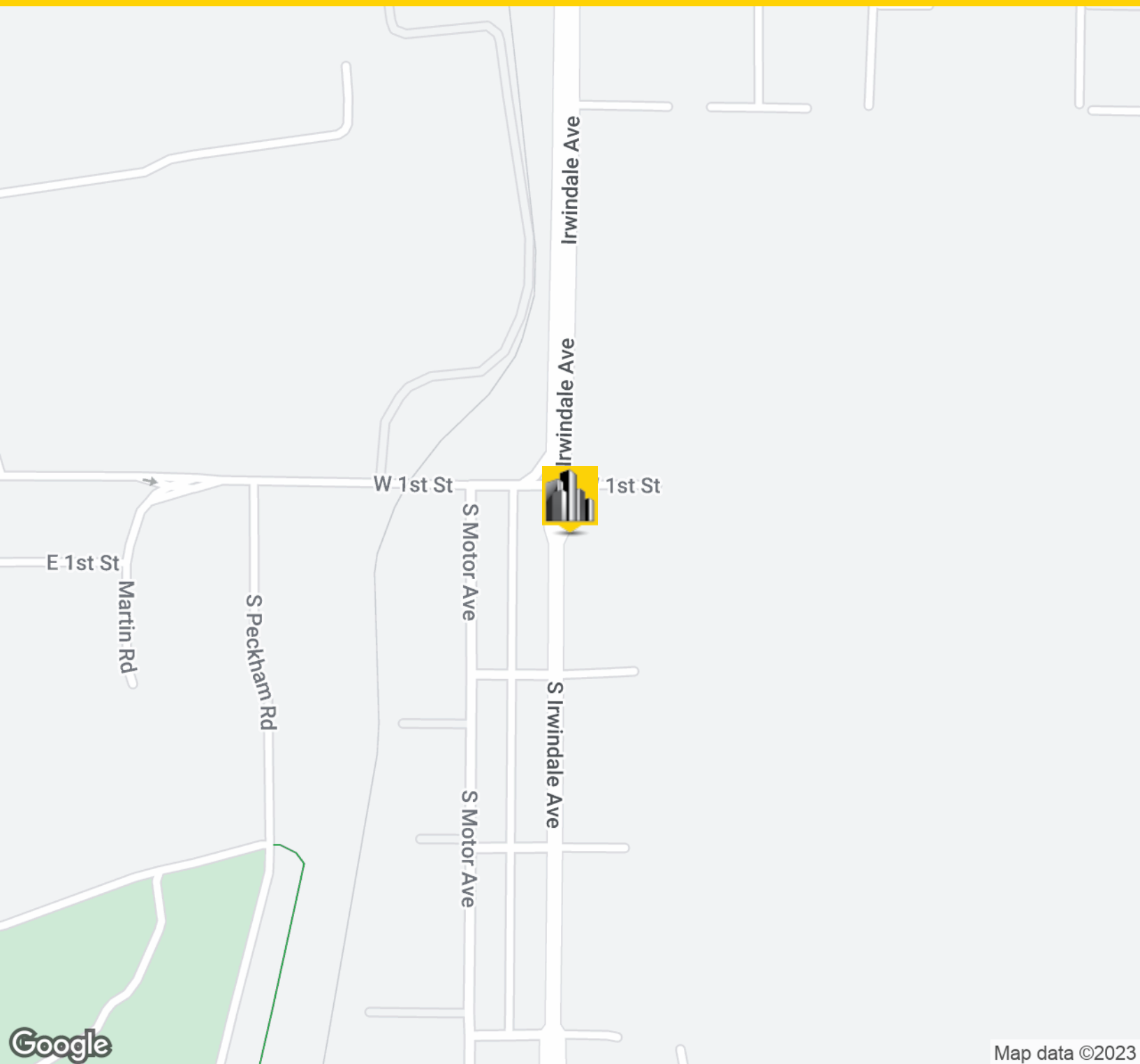
**[tony@alliedcre.com](mailto:tony@alliedcre.com)**

**9327 Fairway View Place, Suite 300 - Rancho Cucamonga, CA 91730**

Buyer to verify all. No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdraw without notice.

# AVAILABLE FOR SALE 3,000 SF INDUSTRIAL PROPER

112 S IRWINDALE AVE AZUSA, CA 91702



COMMERCIAL REAL ESTATE

[www.AlliedCRE.com](http://www.AlliedCRE.com)

For information on this property, please contact:

**Tony M. Guglielmo, CCIM**

Office: 909.786.4302

Cell: 909.456.6133

[tony@alliedcre.com](mailto:tony@alliedcre.com)

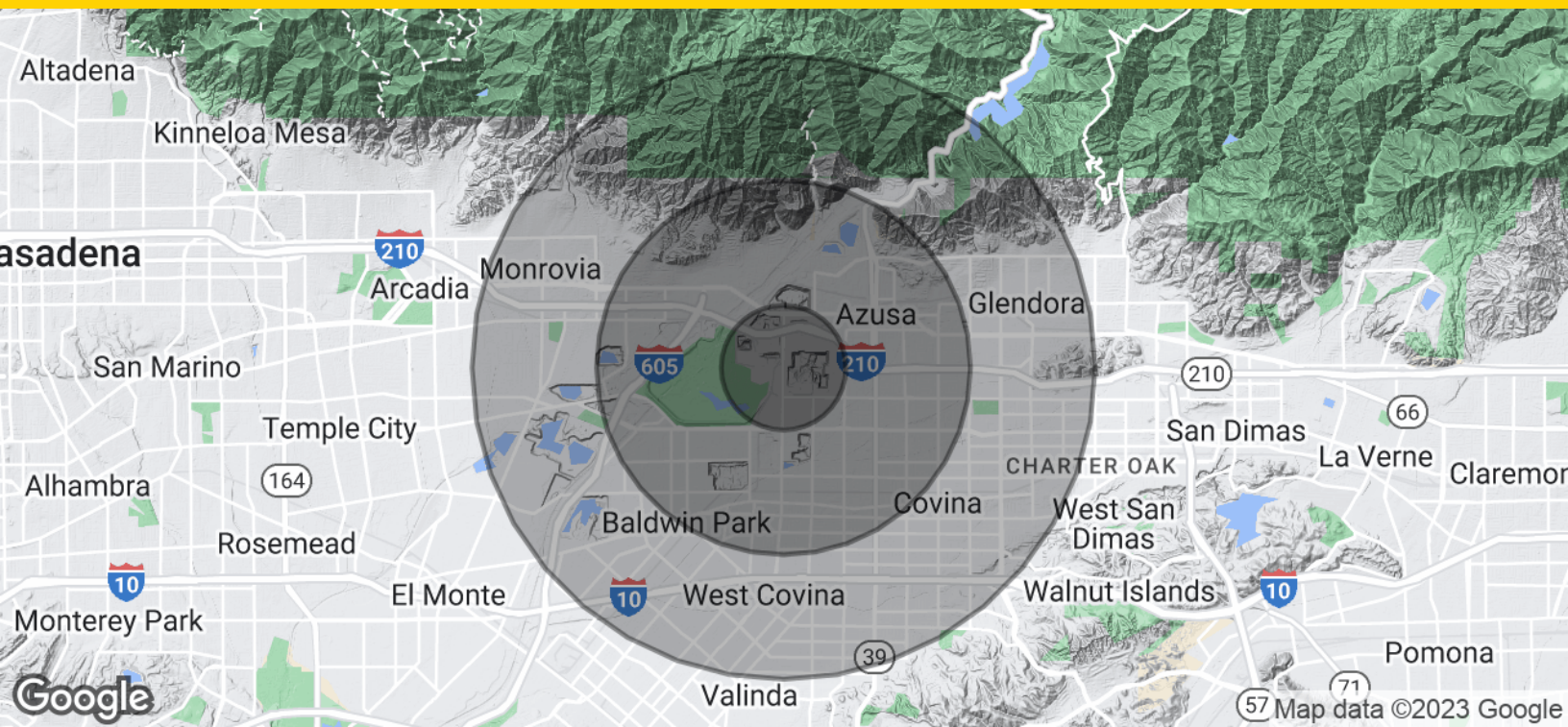
9327 Fairway View Place, Suite 300 - Rancho Cucamonga, CA 91730

Buyer to verify all. No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdraw without notice.



# AVAILABLE FOR SALE 3,000 SF INDUSTRIAL PROPER

112 S IRWINDALE AVE AZUSA, CA 91702



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,814	133,861	372,286
Average age	30.4	32.0	33.6
Average age (Male)	30.0	30.2	31.9
Average age (Female)	31.2	34.2	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,407	36,390	104,317
# of persons per HH	4.1	3.7	3.6
Average HH income	\$72,541	\$67,973	\$71,547
Average house value	\$419,597	\$400,766	\$444,011

\* Demographic data derived from 2020 ACS - US Census



COMMERCIAL REAL ESTATE

[www.AlliedCRE.com](http://www.AlliedCRE.com)

For information on this property, please contact:

**Tony M. Guglielmo, CCIM**  
Office: 909.786.4302  
Cell: 909.456.6133  
[tony@alliedcre.com](mailto:tony@alliedcre.com)

9327 Fairway View Place, Suite 300 - Rancho Cucamonga, CA 91730

Buyer to verify all. No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdraw without notice.