

UNDER CONSTRUCTION - EXPECTED DELIVERY 1Q2021



FOR LEASE

Alderson Business Park

Building F / 14988 Los Angeles St., Irwindale, CA 91706
42,665 SF



To Be Developed 42,665 SF Industrial Building – Building F

Property Highlights

- Prime western San Gabriel Valley location
- New state-of-the-art industrial development
- Environmental Award Winning Project
- Free standing building on a 2.33 acre fee simple parcel with private drive entry
- All five buildings from Phase I are fully occupied
- Fiber optic served project with two phone/cable/internet providers (Frontier & Spectrum)
- 4 Dock-high and 2 grade level loading doors
- ESFR fire sprinkler system
- 400 amps electrical service, expandable to 1200 amps
- 28' clear height
- 49 auto parking stalls (1.15 spaces/1,000 SF)
- 55' wide private drive entry
- All Concrete Truck Yard and Parking Lot
- Oversized Yard with motorized gate
- Energy-saving LED Warehouse Lighting with motion sensors
- Part of Established Professional Business Park provides nightly security patrol and lower expenses

- Access to I-605, I-10, and I-210 Freeways
- Walking distance to Baldwin Park Metrolink/Bus Station & downtown amenities



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[View Site Specific COVID-19 Prevention Plan](#)

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Built, owned and managed by:



SEVENTH STREET DEVELOPMENT

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Site Plan



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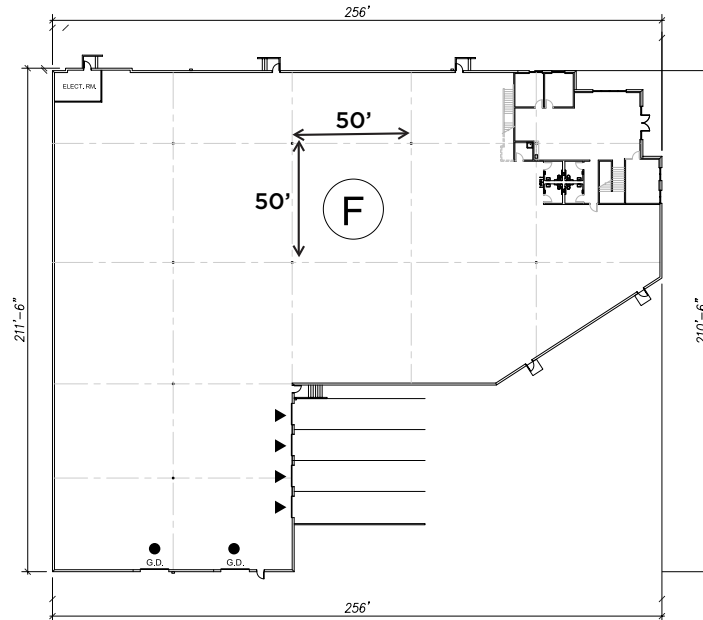
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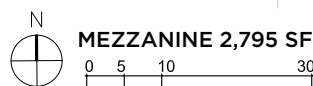
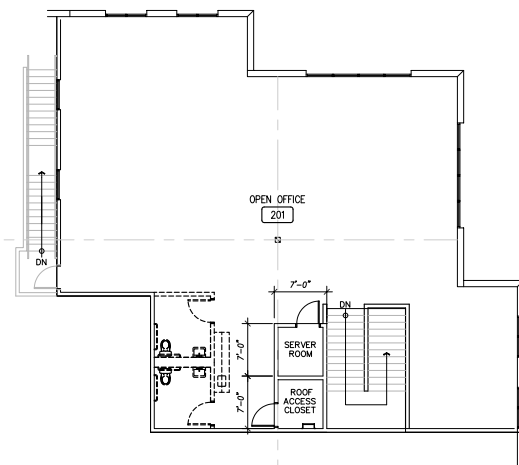
Building Floor Plan

28' Minimum Clear Height with ESFR Sprinkler System, 400 amp 277/480 Volt Service Expandable to 1200 amps

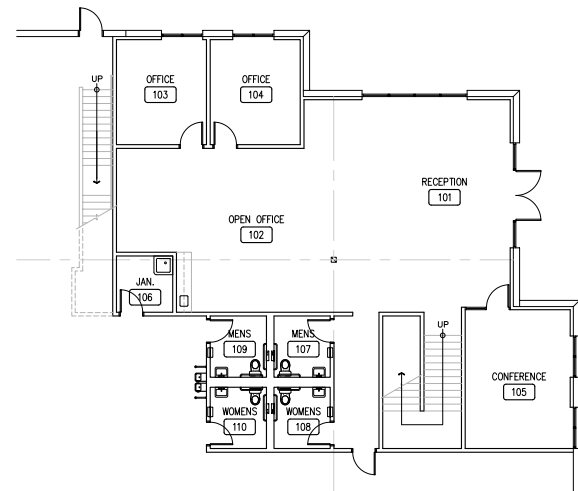


Office Improvements

5,605 SF of High Quality Two-Story Offices with Server Room



MEZZANINE 2,795 SF



FIRST FLOOR OFFICE 2,810 SF

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