

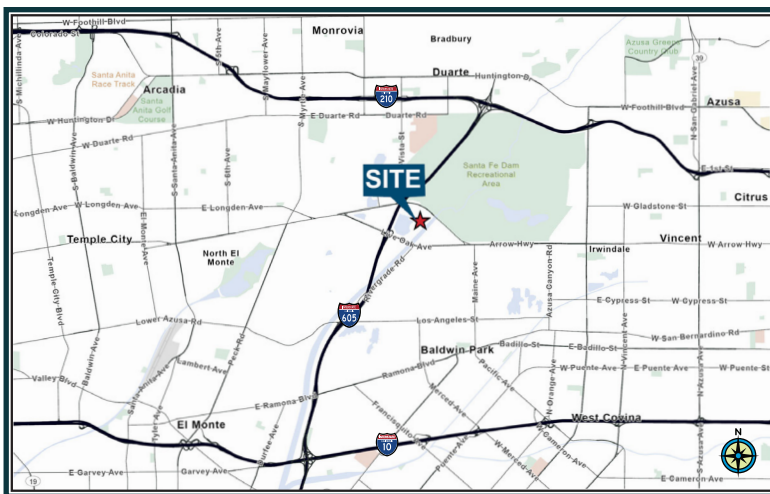
±10,300 SF on ± 5.66 Acres of Land

13645 Live Oak Lane

Irwindale Logistics Center



Property Features



- Immediate Access to the 605 & 210 Freeways
- Approximately 30 Minutes North from Ports of Long Beach and Los Angeles
- In Close Proximity to the 10 Freeway

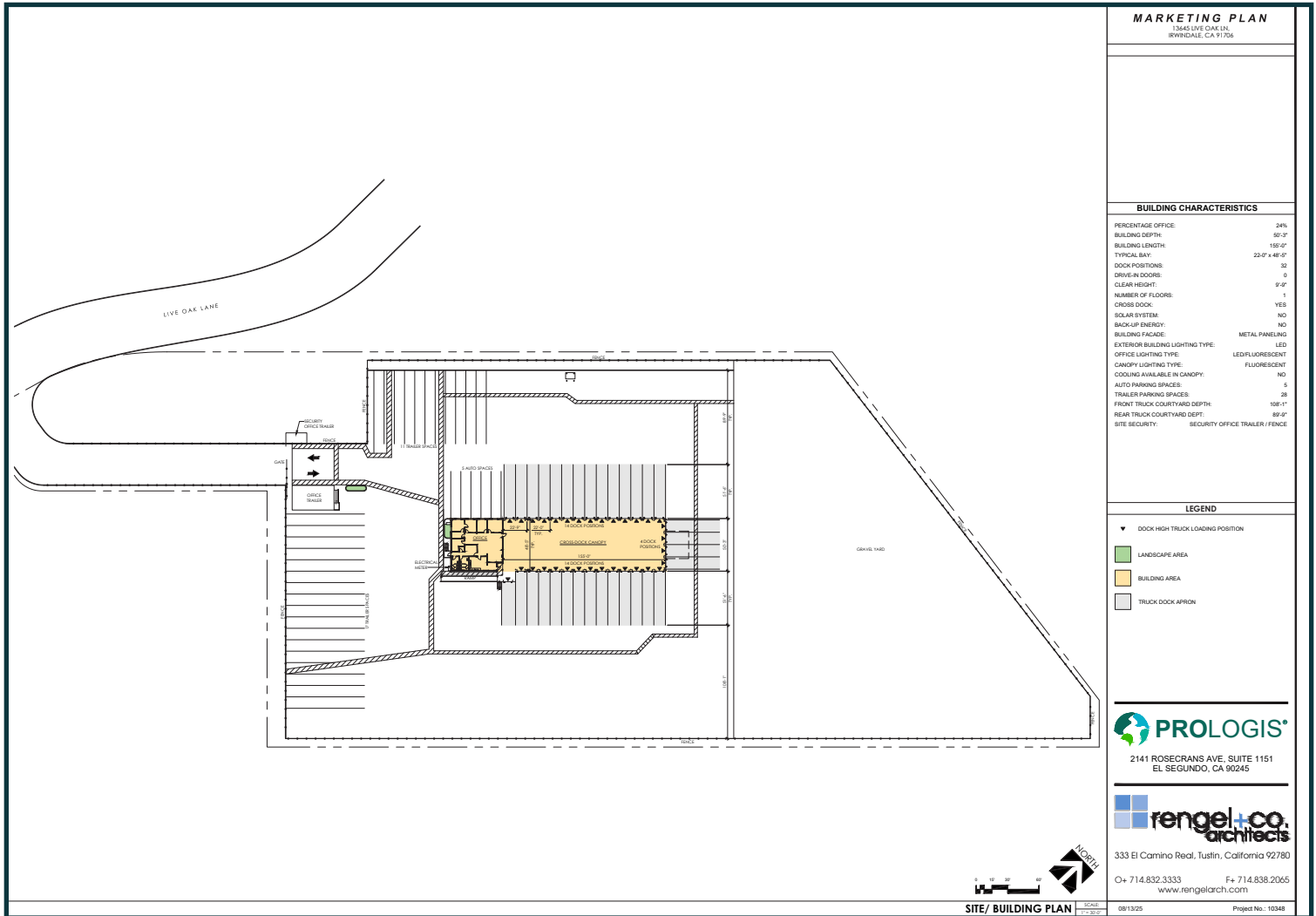
Available Space	± 10,300 SF
Office SF	± 2,500 SF
Clear Height	14'
Security System	Yes, Inclusive of Guard Shack
Dock Doors	32
Edge of Dock Plates	32
Drive-in Doors	1
Fenced & Lit Yard Area	Yes
Electrical System	Yes
Sprinkler System	N/A



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



SITE PLAN



NEWMARK

Burr & Temkin

NEWMARK
Steve Sprenger
steve.sprenger@nmrk.com
ph +1 714 264 3993

Burr & Temkin
Andrew Gibbs
andrew@burrtemkin.com
ph +1 913 381 5777

Burr & Temkin
Owen Weikert
owen@burrtemkin.com
ph +1 678 756 8005

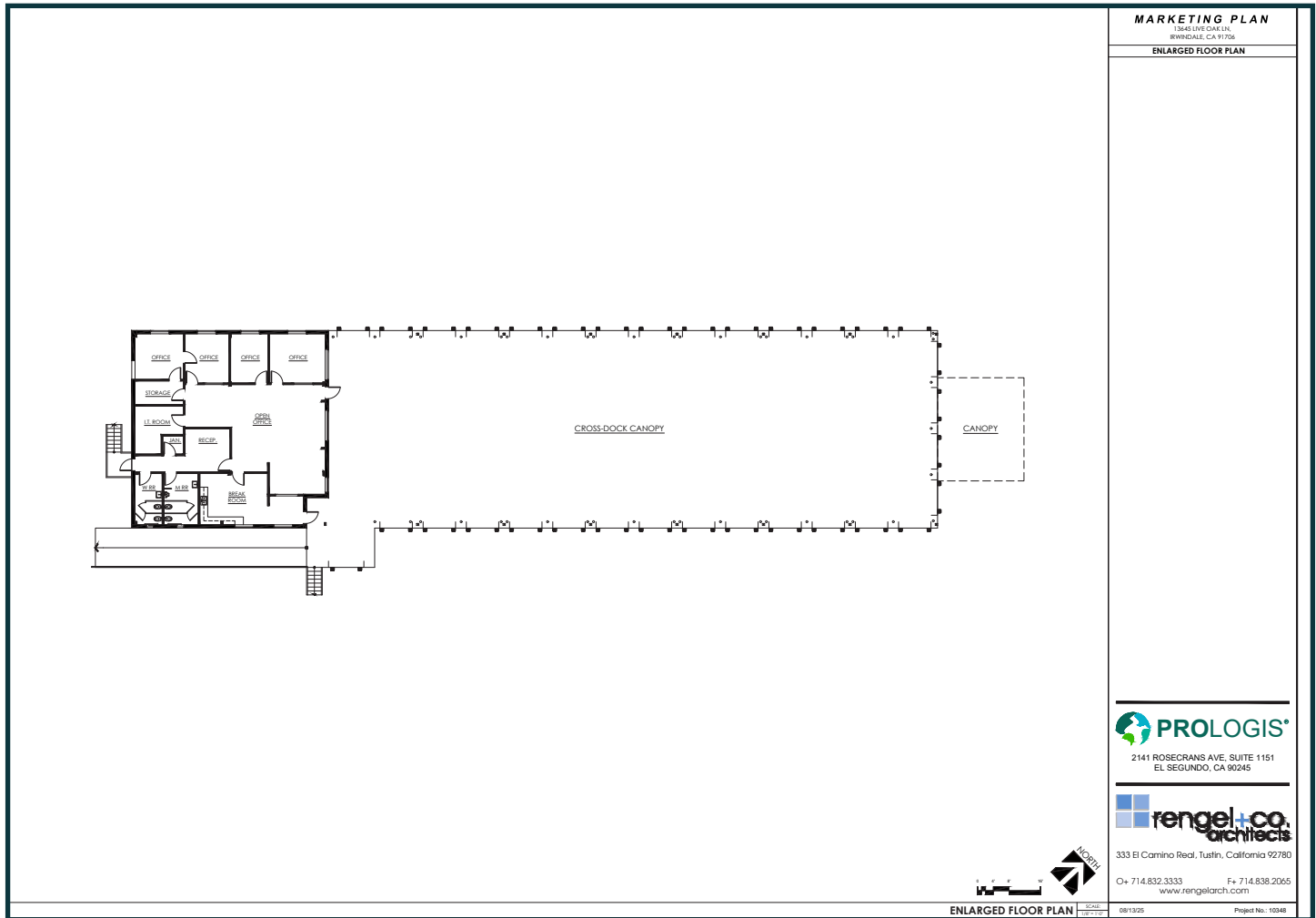
Prologis
Erin Mergenthaler
emergenthaler@prologis.com
ph +1 310 338 3264
prologis.com



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



FLOOR PLAN



NEWMARK

Burr & Temkin

NEWMARK
Steve Sprenger
steve.sprenger@nmrk.com
ph +1 714 264 3993

Burr & Temkin
Andrew Gibbs
andrew@burrtemkin.com
ph +1 913 381 5777

Burr & Temkin
Owen Weikert
owen@burrtemkin.com
ph +1 678 756 8005

Prologis
Erin Mergenthaler
emergenthaler@prologis.com
ph +1 310 338 3264
prologis.com