

IRWINDALE GATEWAY

±37 ACRES

ENTITLED FOR UP TO 676,570 SF

CONSTRUCTION
READY
JAN 2027





IN THE HEART OF SAN GABRIEL VALLEY

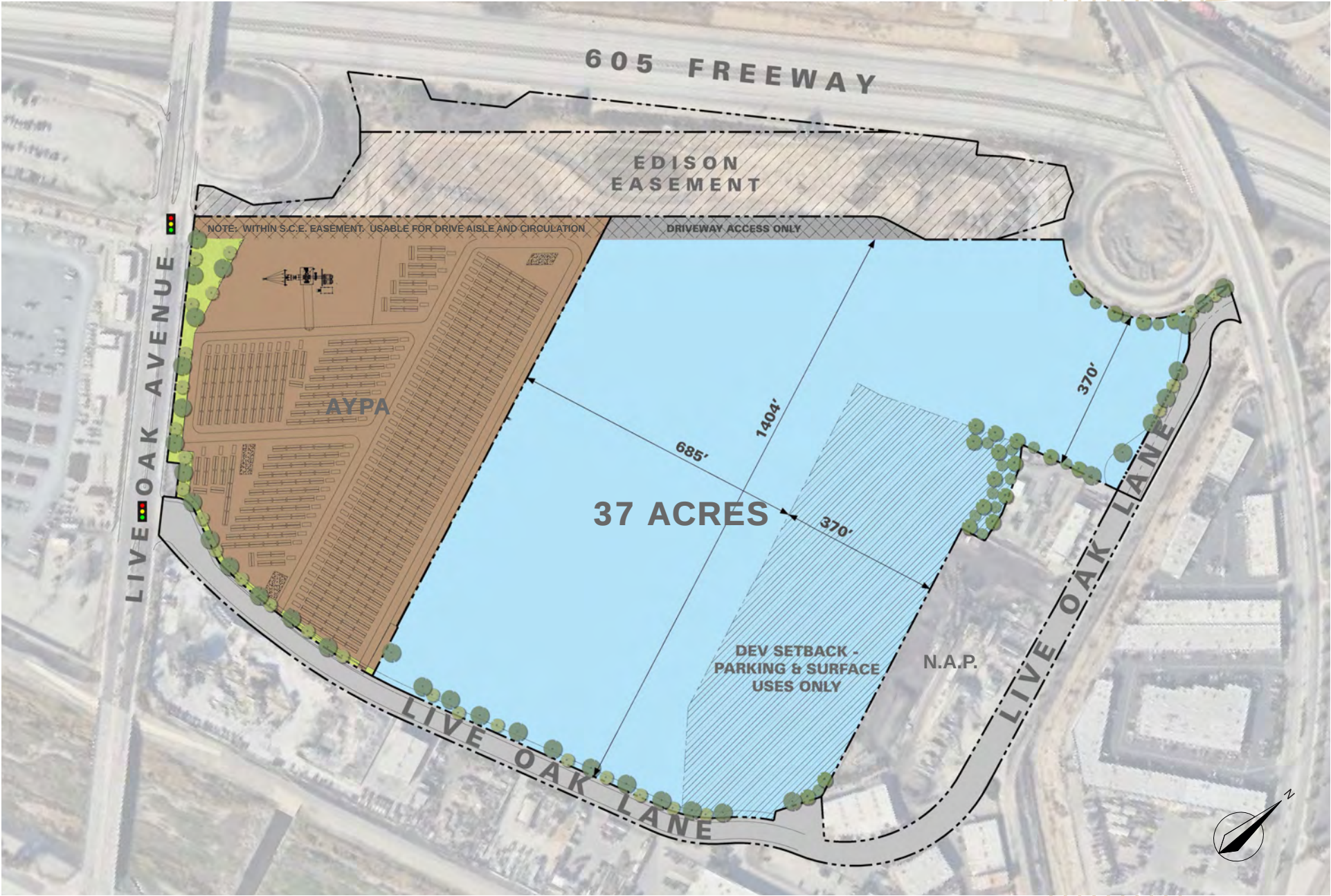
- Adjacent to 605, 210, and 10 freeways
- Entitlements for up to 676,570 SF
- Built-to-suit Delivery 4Q 2027
- Land Sale

ZONING/PERMITTED USES

- Warehouse/Distribution
- Manufacturing
- Cold storage

SITE OVERVIEW

±37 ACRES



CONCEPTUAL SITE PLAN

±676,570 SF





PROPERTY FEATURES

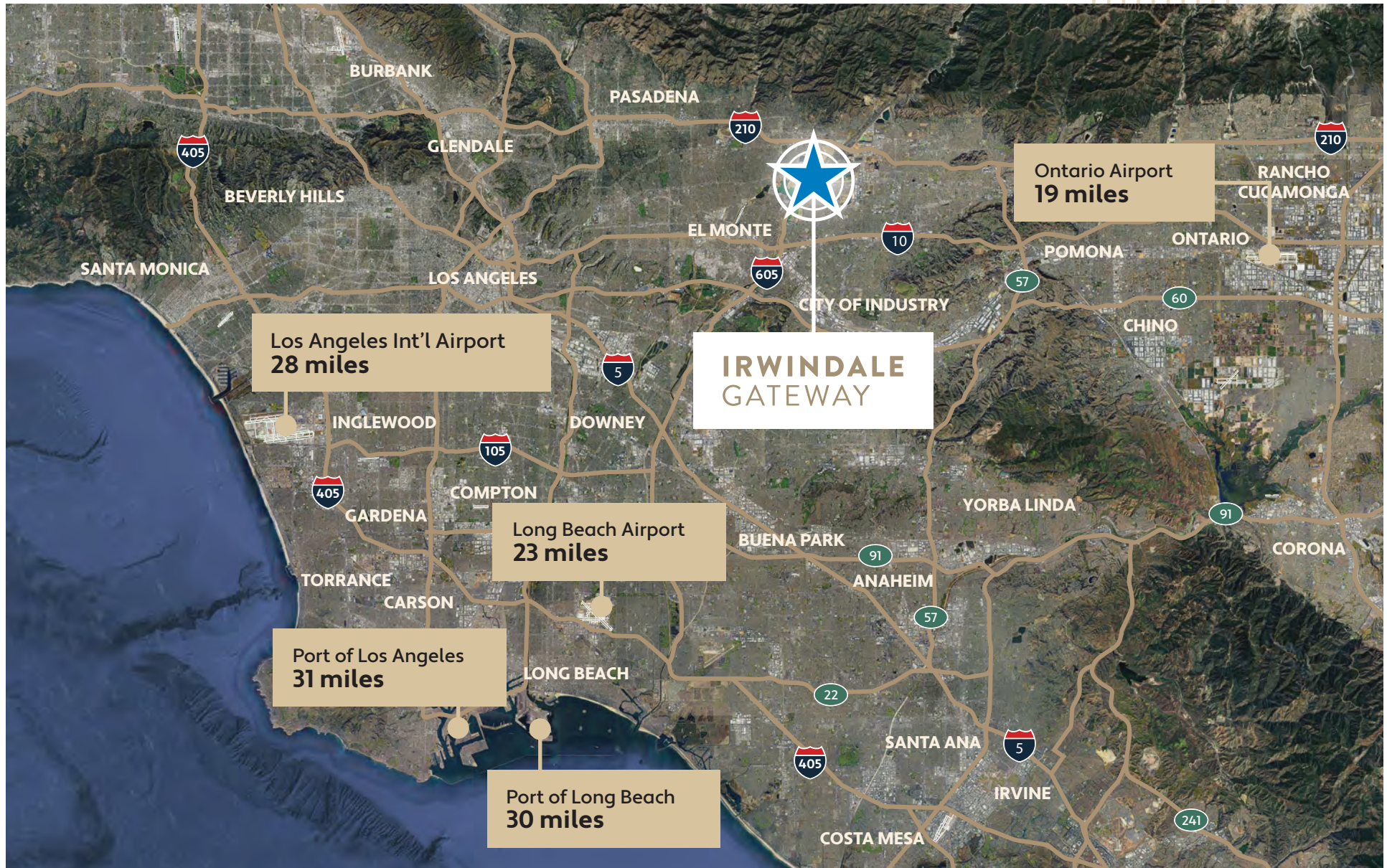
- 676,570 SF Class-A cross dock
- 30,000 SF office area (2-story)
- 40' minimum clear height
- 118 dock high loading doors
- 4 grade level loading doors
- 287 trailer parking stalls
- 370' fully secured concrete truck court
- 665 parking stalls
- ESFR sprinkler system
- Power to suit - Up to 12,000 amps

SAN GABRIEL VALLEY LOCATION

Freeway Signage

Adjacent to the
605, 210, and 10
freeways

442,000
households within
10-mile radius



CORPORATE NEIGHBORS





www.IrwindaleGateway.com

IRWINDALE GATEWAY

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