

± 34,731 SF

AVAILABLE

# CANYON COMMERCE PARK

1037 N. TODD AVENUE, AZUSA • CA



**458,581 SF** MASTER-PLANNED INDUSTRIAL PARK

**7 BUILDING** CAMPUS ON **23.4 ACRES**

34,371 SF BUILDING AVAILABLE

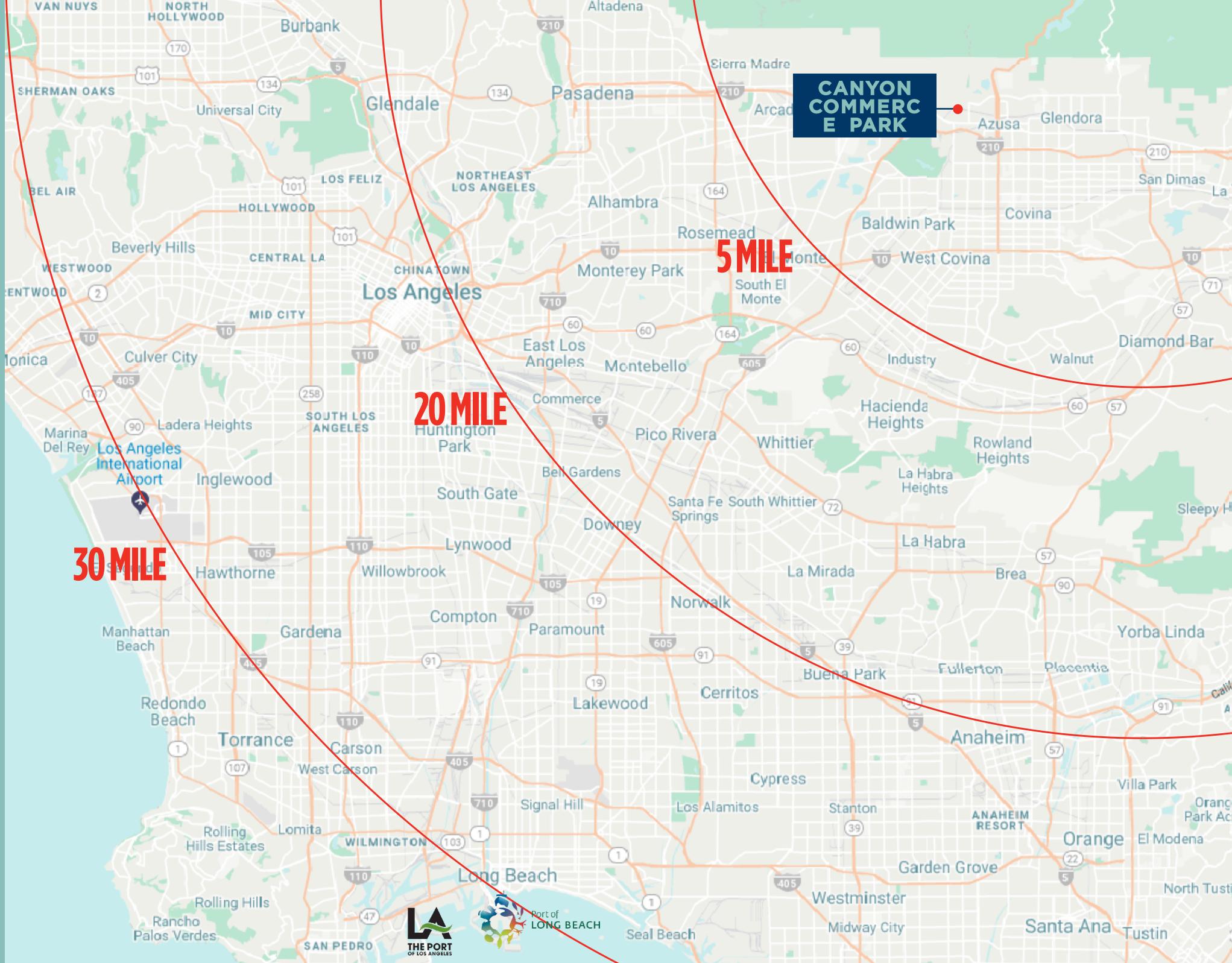


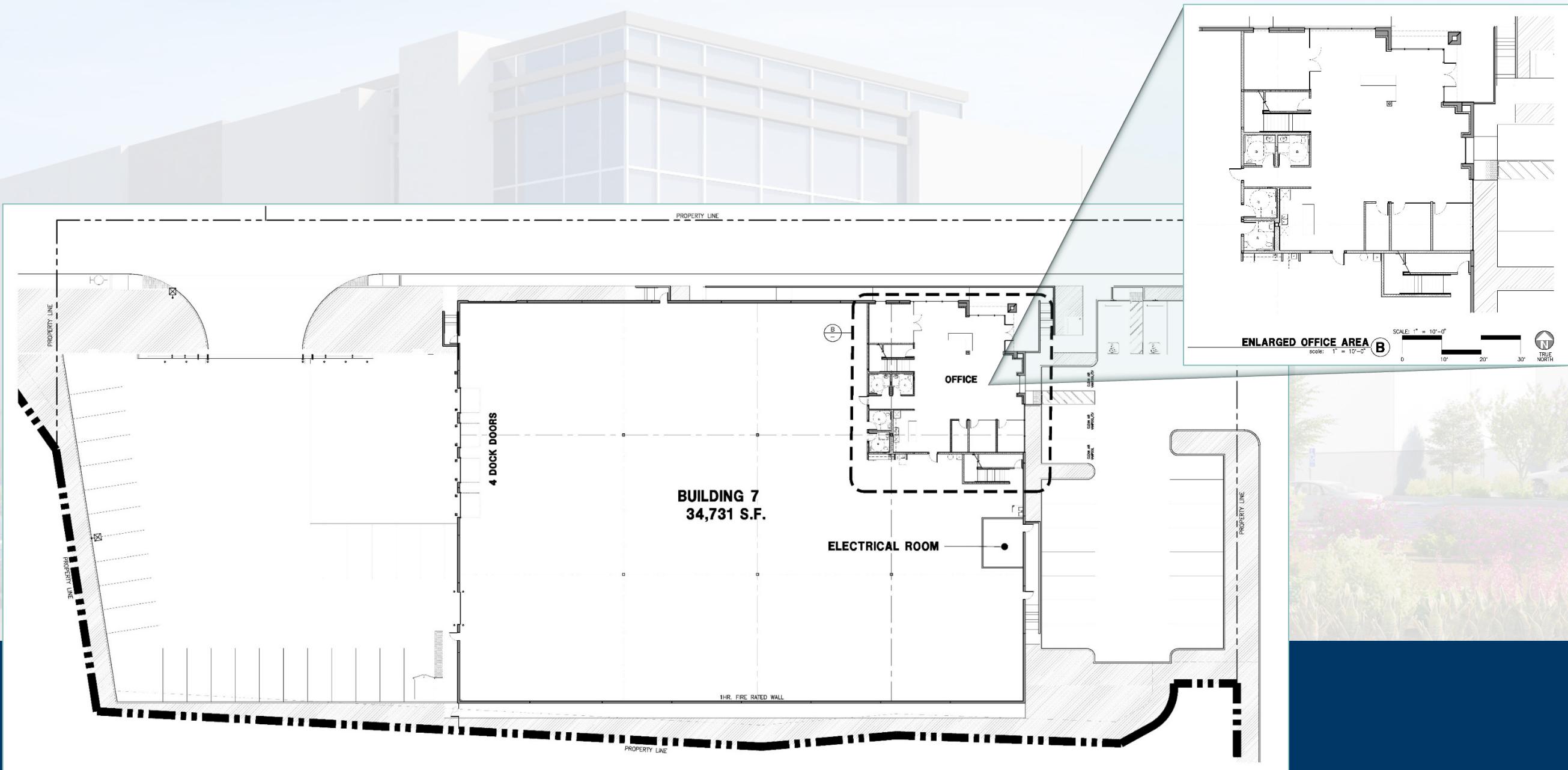
## BUILDING HIGHLIGHTS

- +/- 34,731 SF Building on 1.90 Acres
- +/- 6,340 SF Two-Story Office
- 28' Minimum Clear Height
- 4 Dock High, 1 Ground Level Doors
- Two (2) 40K LB Capacity Dock Levelers
- ESFR Sprinkler System (K25 @ 20 PSI)
- Concrete Truck Court (47 Parking Stalls)
- High End Office Build Out
- Power: 800 Amps 277/480v

## PROJECT HIGHLIGHTS

- Seven Buildings from 28,795 SF to 159,067 SF
- Class A Development (2020 Construction)
- Institutional Ownership
- State-of-the-Art Construction
- Modern Distribution & eCommerce Buildings
- Immediate Access to (210), (605), (10), & (60) Freeways
- Outstanding Azusa Location
- Attractive City of Azusa Power Benefits





## SITE PLAN



## EXCLUSIVE AGENTS

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