

± **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

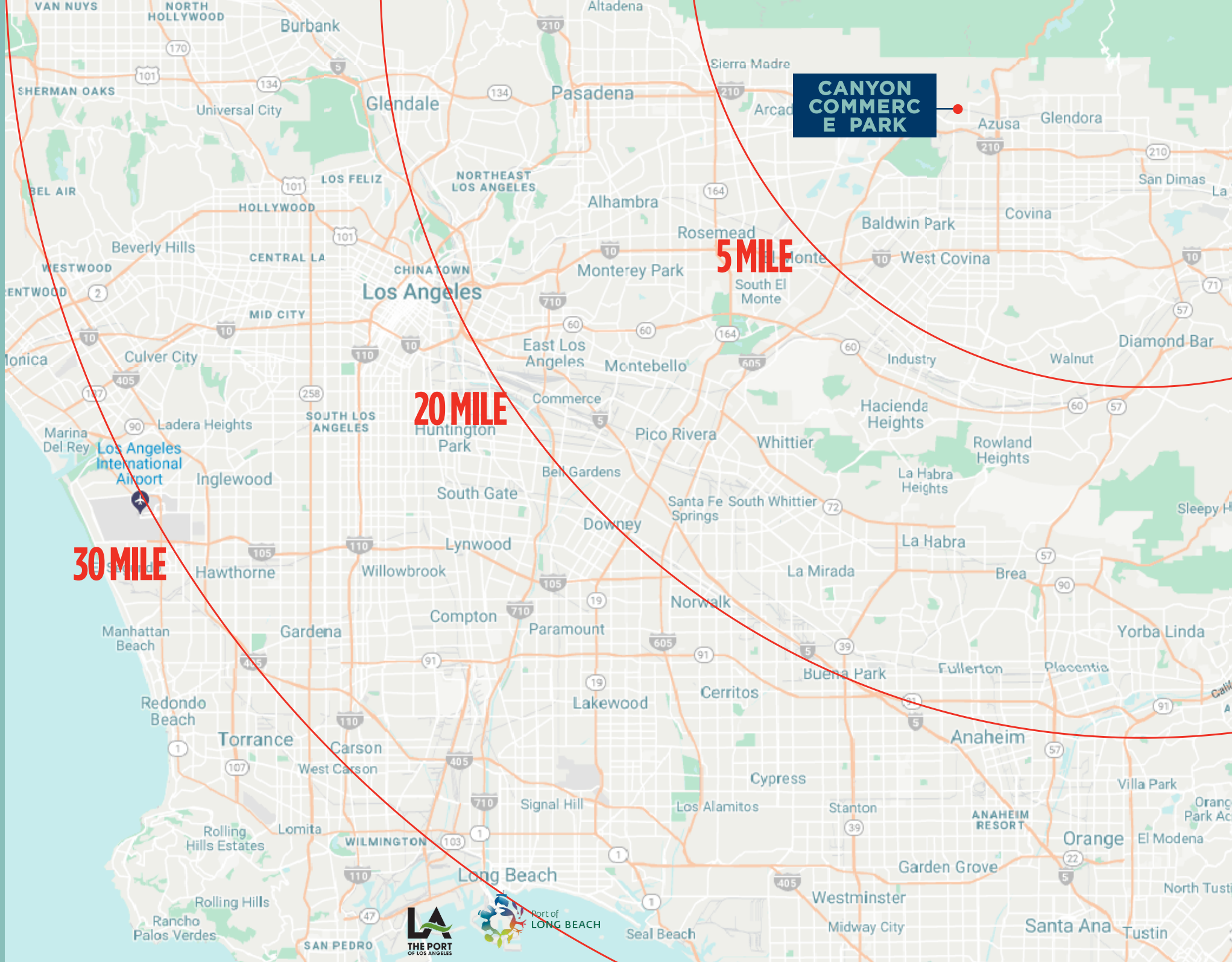


BUILDING HIGHLIGHTS

- +/- 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 159,067SF
- 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

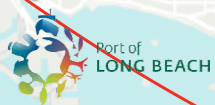


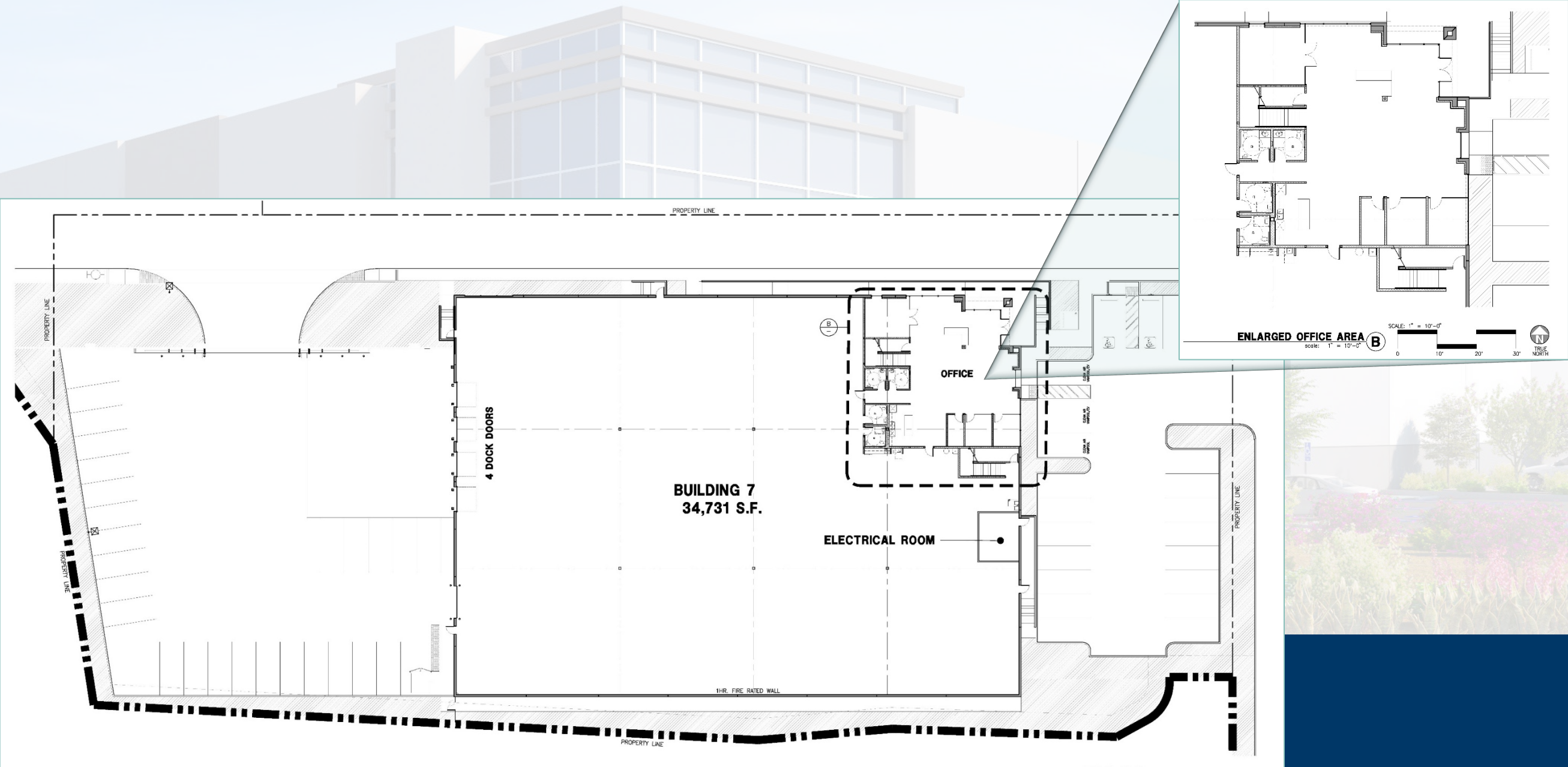
**CANYON
COMMERCE
PARK**

5 MILE

20 MILE

30 MILE





SITE PLAN



EXCLUSIVE AGENTS

STEVE HASTON
Executive Vice President
909 912 0013
steve.haston@daumcommercial.com
Lic. #01459889

CHRIS TOLLES
Executive Managing Director
213 955 5129
chris.tolles@cushwake.com
Lic. #01459899

ERIK LARSON
Executive Managing Director
213 955 5126
erik.larson@cushwake.com
Lic. #01213790

PAUL SIMS
Director
213 955 5153
paul.sims@cushwake.com
Lic. #02007631

MAYA SCHIRN
Associate
213 216 4931
maya.schirn@cushwake.com
Lic. #02237054

