



±47,988 SF AVAILABLE FOR LEASE

FREE-STANDING WAREHOUSE DISTRIBUTION FACILITY

2399 Bateman Avenue, Irwindale, CA

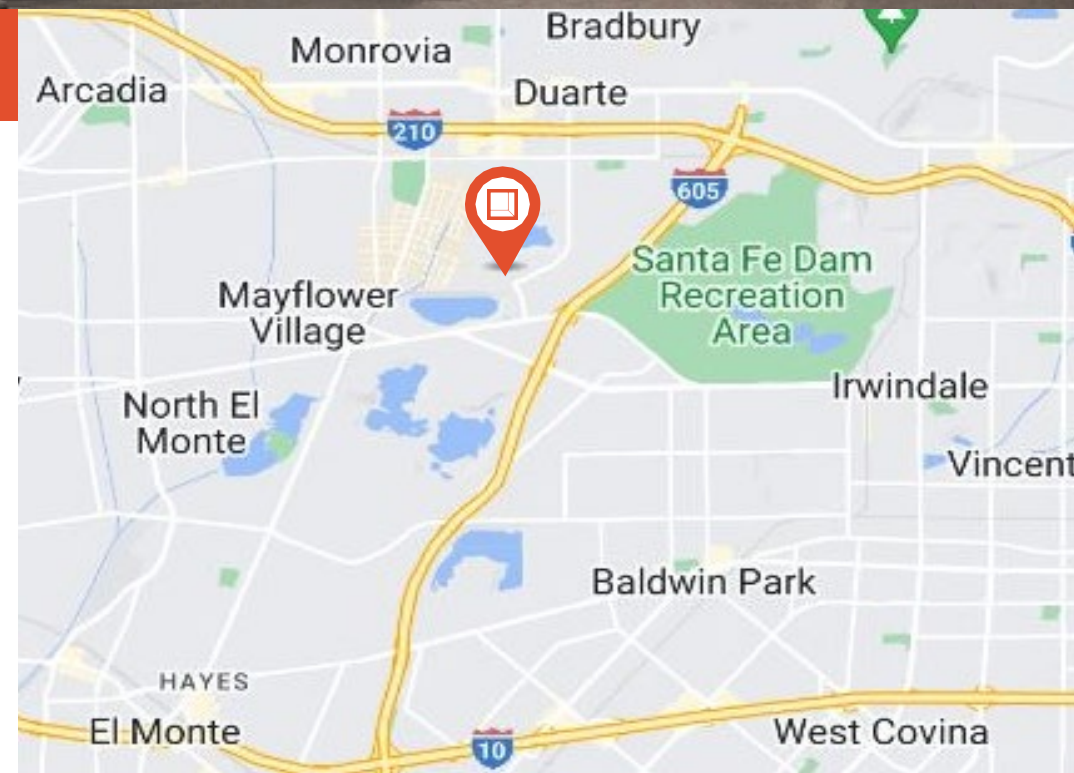
Large, Secured Yard

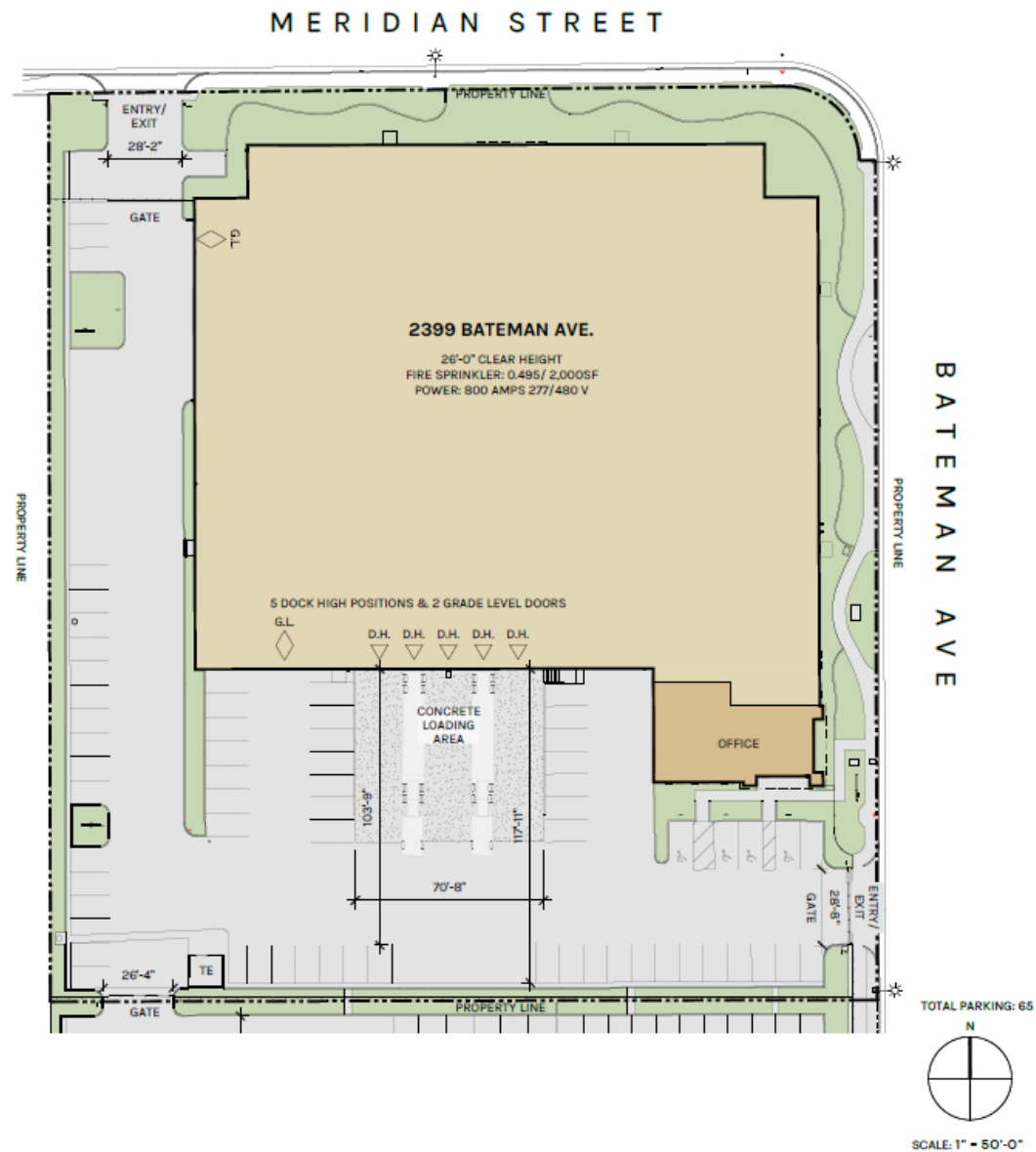




Property Highlights

- ±47,988 SF Building Situated on ±2.26 Acres of Industrial Land
- Approximately 1,562 SF. of High-End Offices
- Immediate Access to (210), (605) and (10) Freeways
- 5 Dock High Positions (3 w/ dock packages)
- 2 Oversized Ground Level Doors (12' x 14')
- .495/2000 Fire Sprinkler System
- Minimum 26' Clear Height
- Fenced & Secured Yard
- T5 Warehouse Lighting
- 65 Auto Parking Stalls
- 800 Amps (277-480v)
- 3% Skylights

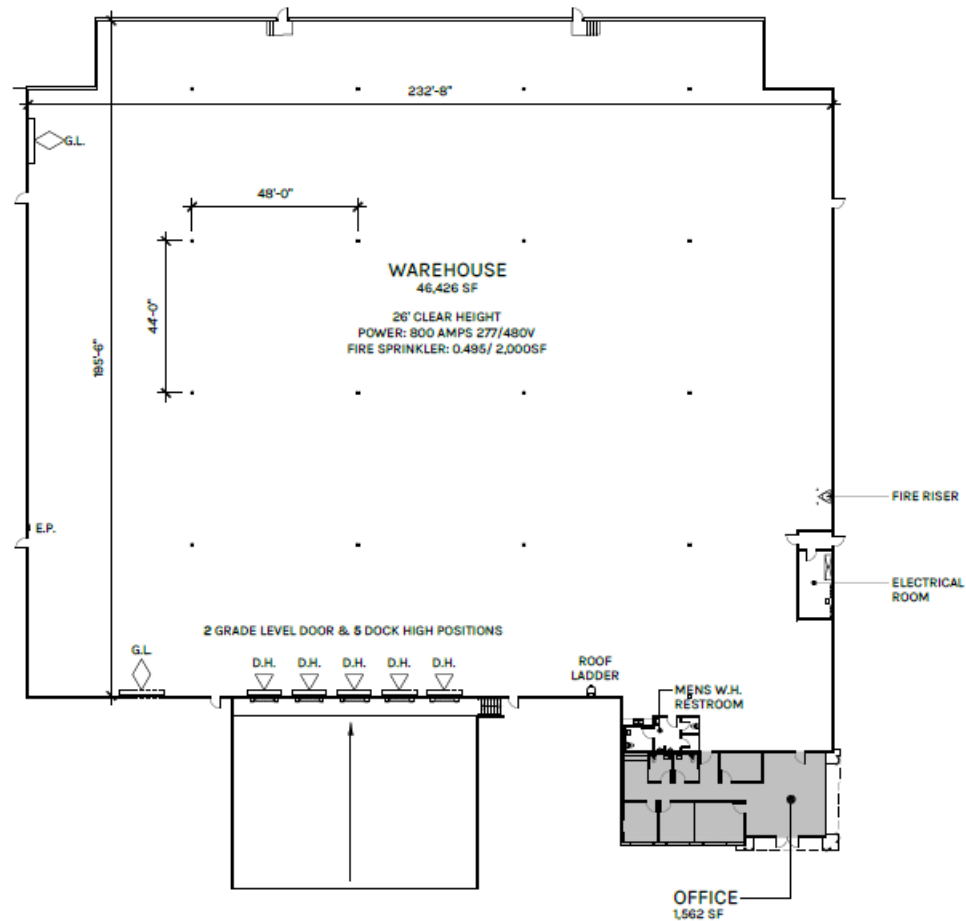




* Site plans deminsions and depictions are approximate.



WAREHOUSE: 46,426 SF
GROUND FLOOR OFFICE: 1,562 SF
TOTAL: 47,988 SF

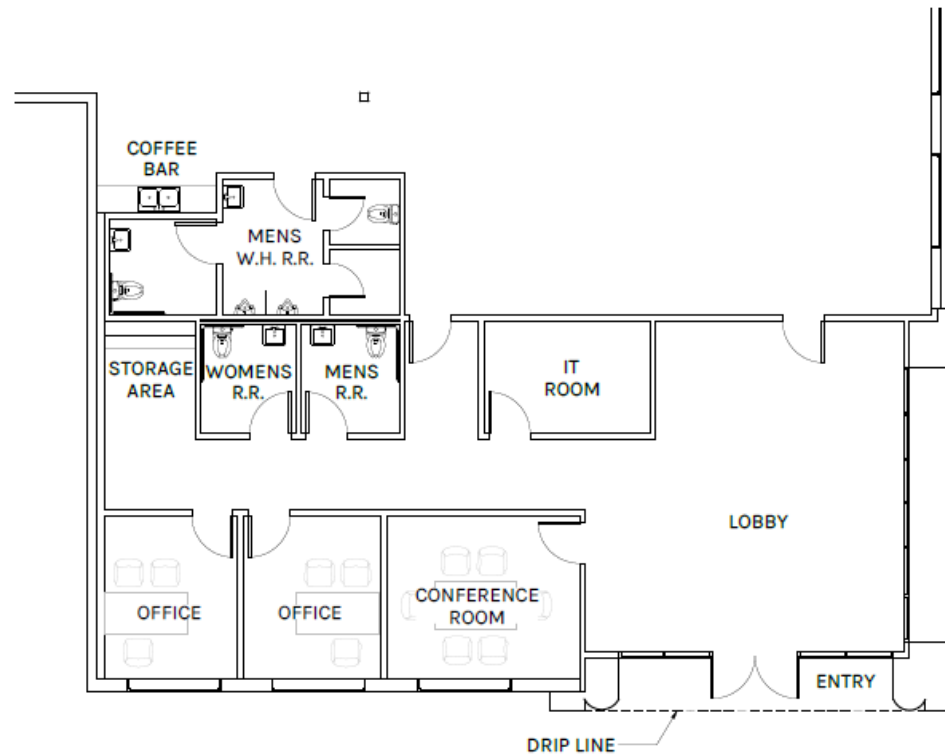


Floor Plan

2399 BATEMAN AVENUE
IRWINDALE, CA



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GROUND FLOOR OFFICE: 1,562 SF
TOTAL: 47,988 SF





Location Highlights

- Prime Irwindale Location
- Access to (605), (210), and (10) Freeways
- Immediate Access to (605) Freeway via Arrow Highway & Live Oak
- Immediate Access to (210) Freeway via Buena Vista
- One of the Most Sought-After San Gabriel Valley Locations



**Rexford
Industrial**

Leasing Contacts

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

Maya Schirn
Associate
213.236.4931
Maya.schirn@cushwake.com
LIC # 02237054

PAUL SIMS
Senior Associate 213.955.5153
paul.sims@cushwake.com
LIC # 02007631



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield
900 Wilshire Blvd, Ste 2400
Los Angeles, CA 90017

cushmanwakefield.com

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