

AVAILABLE

CANYON COMMERCE PARK

1025 - 1037 N. TODD AVENUE, AZUSA • CA



458,581 SF MASTER-PLANNED INDUSTRIAL PARK

7 BUILDING CAMPUS ON 23.4 ACRES

BUILDINGS AVAILABLE FROM 28,795 TO 159,067 SF

ALERE
Property Group LLC

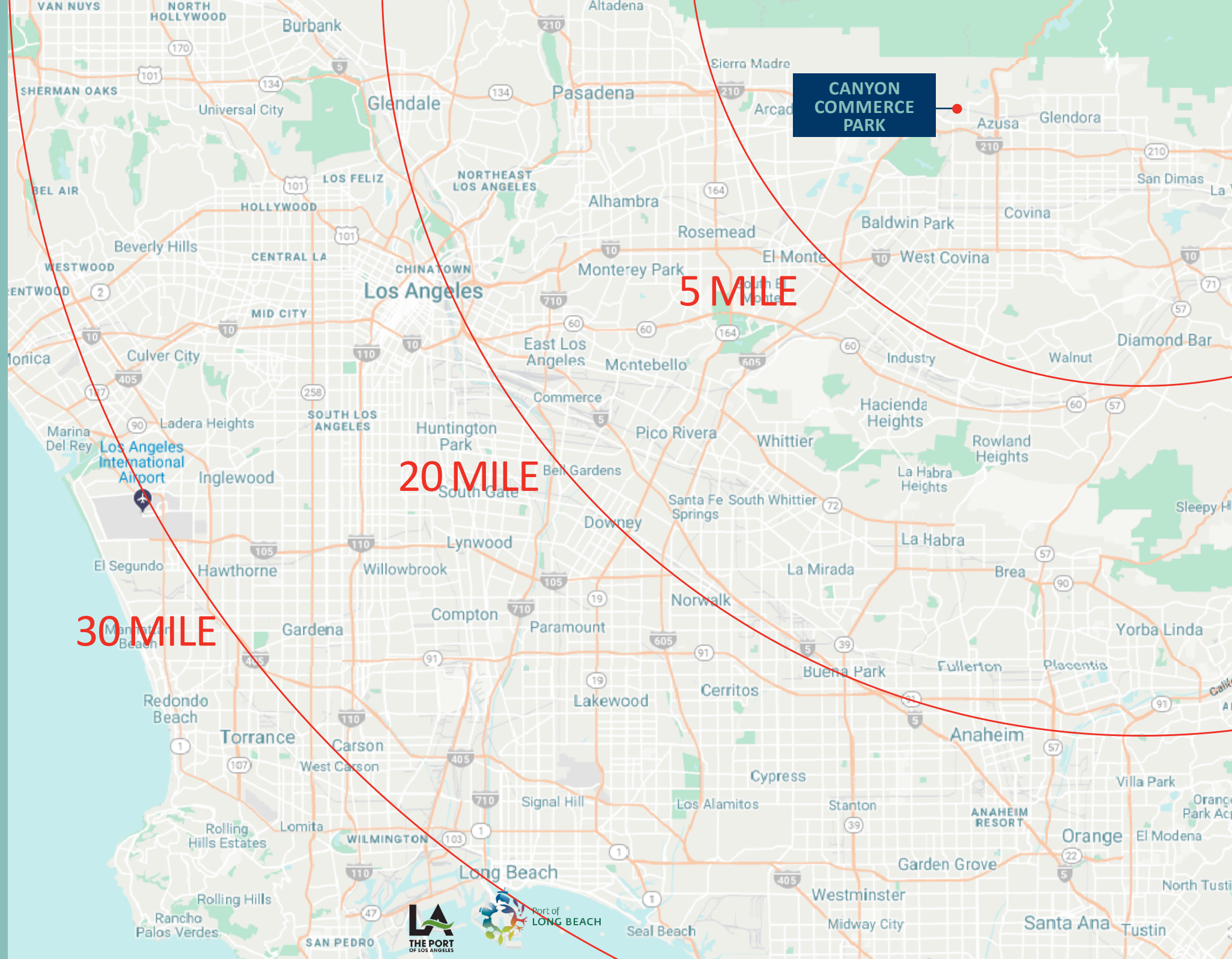
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CUSHMAN & WAKEFIELD



PROPERTY HIGHLIGHTS

- Seven Buildings from 28,795 SF to 159,067SF
- Best in Class Development
- Institutional Ownership
- State-of-the-Art Construction
- Modern Distribution & eCommerce Buildings
- 28' - 32' Clearance
- ESFR Sprinkler Systems
- Concrete Truck Courts
- Heavy Power (800 amps minimum)
- Dock High & Grade Level Loading
- 40K LB Capacity Dock Levelers
- High End Office Build out with Mezzanine Office
- Immediate Access to (210), (605), (10), & (60) Freeways
- Outstanding Azusa Location
- Attractive City of Azusa Power Benefits



SITE PLAN



BUILDING SPECIFICATIONS

BUILDING	1025 NTODD	1027 NTODD	1029 NTODD	1031 NTODD	1033 NTODD	1035 NTODD	1037 NTODD
TOTAL BLDG AREA	159,067 SF	28,975 SF	43,355 SF	46,974 SF	54,611 SF	90,868 SF	34,731 SF
CLEAR HEIGHT	32'	28'	28'	28'	28'	32'	28'
OFFICE	5,849 SF	6,075 SF	5,963 SF	5,968 SF	6,413 SF	5,791 SF	6,340 SF
DOCK HIGH POSITIONS	18	3	5	5	5	10	4
GRADE LEVEL DOORS	2	1	1	1	1	1	1
SITE AREA	7.55 ACRES	1.79 ACRES	2.21 ACRES	2.34 ACRES	2.87 ACRES	4.76 ACRES	1.90 ACRES
AUTO PARKING STALLS	187	35	54	56	64	102	47
POWER	3,000 AMPS 277/480V	800 AMPS 277/480V	800 AMPS 277/480V	800 AMPS 277/480V	800 AMPS 277/480V	2,000 AMPS 277/480V	800 AMPS 277/480V
SPRINKLER SYSTEM	ESFR (K25 @ 20PSI)	ESFR (K25 @ 20PSI)	ESFR (K25 @ 20PSI)	ESFR (K25 @ 20PSI)	ESFR (K25 @ 20PSI)	ESFR (K25 @ 20PSI)	ESFR (K25 @ 20PSI)

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