

VINCENT COMMERCE CENTER

For Sale or Lease | 146,000 SF Building

601 S. VINCENT AVENUE

A Z U S A , C A

SOUTH ELEVATION



BUILDING FEATURES:

- Available for Sale or Lease
- Building Size: $\pm 146,000$ SF
- Mezzanine Office: $\pm 3,000$ SF
- Land Size: 6.84 Acres
- 32' Minimum Clear
- 18 Dock High Doors, 2 Ground-Level Loading Ramps
- 190' Secured Truck Court
- 151 Parking Stalls, including 35 Trailer Stalls
- 50' x 52' Typical Column Spacing
- 1,600 Amps, (Expandable to 3,000 Amps)
277/480 Volt, 3 Phase Electrical Service
- ESFR Fire Protection
- 2.5% Skylights
- Immediate Access to I-210 and I-605 Freeways
- Competitive Utility Rates from Azusa Light & Water



CROW HOLDINGS
INDUSTRIAL

Scott A. Heaton, SIOR

License No. 00757159

T +1 323.278.3110

scott.heaton@colliers.com



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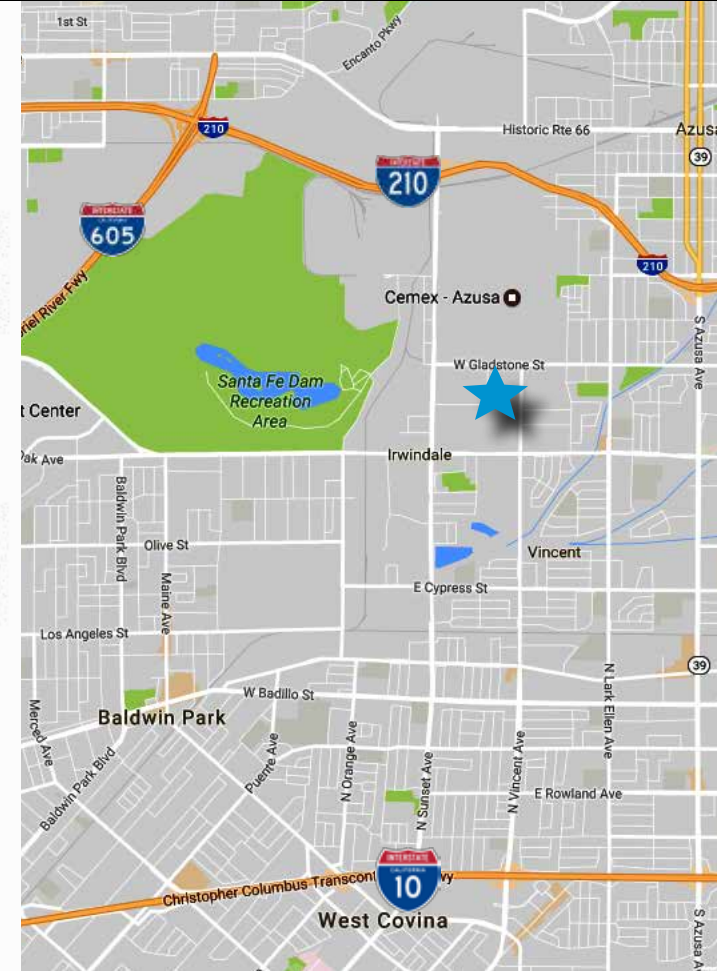
601 S. VINCENT AVENUE

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EAST ELEVATION



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