

PREMIER INDUSTRIAL AVAILABILITY  
IN GREATER LOS ANGELES



# Scout Cold Logistics Center

Available

Leased  
(Completed Cold  
Conversion)

**240,450 SF AVAILABLE**

DRY TO COLD CONVERSION

17411 VALLEY BLVD | CITY OF INDUSTRY, CA

Colliers



# Property Highlights



Refrigeration Conversion  
Cooler/Freezer Systems Built-to-Suit



Direct Access to 60  
Freeway Azusa Avenue



30 Dock Doors  
(20 Interior Truck Well Docks  
10 Dock High Doors)



1,000 Amp Available  
Upgradeable (3,000 Amp Total)



32 Trailer Parking Stalls  
(Expandable to 42)



137 Auto  
Parking Stalls



37'-40' Minimum  
Clear Height



.60/3,000  
GPM



246'  
Truck Court Depth



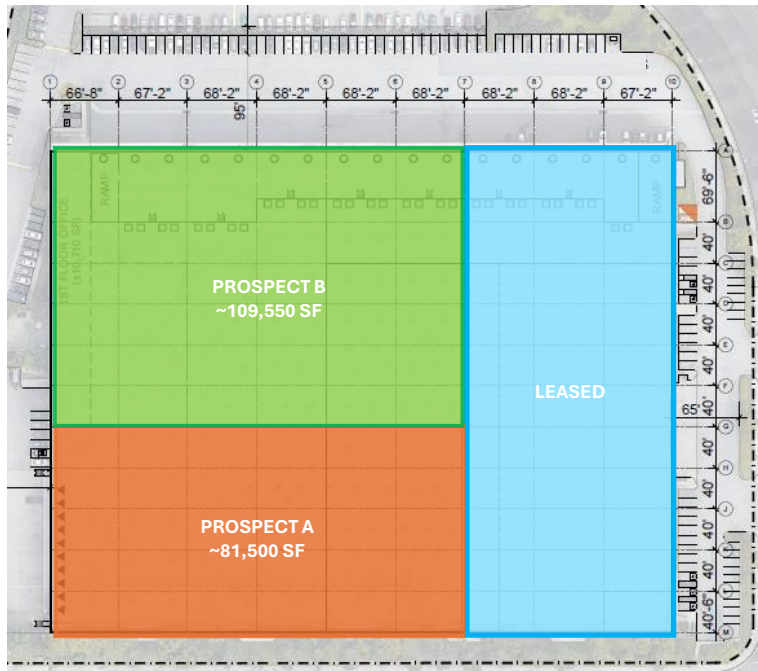
Large Secured  
Fenced and Paved Yard



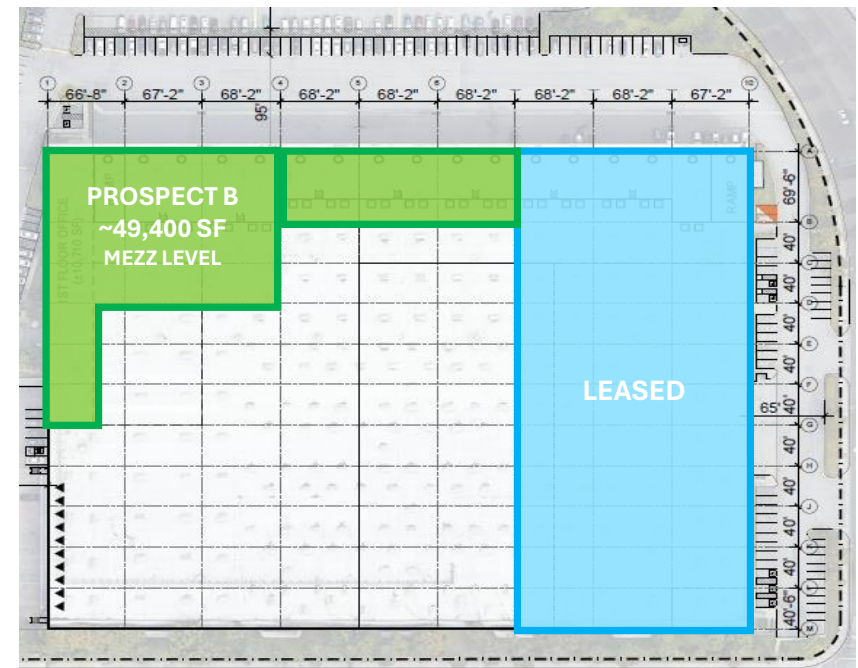
**240,450 SF AVAILABLE**

# Site Plan Speculative Leasing

**Ground Floor**



**Mezzanine Floor**



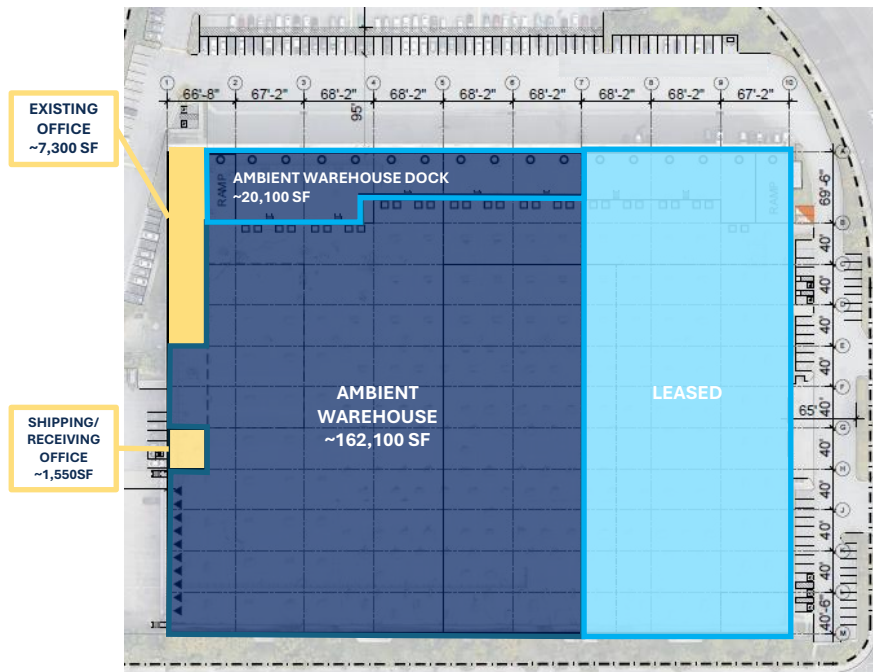
**Existing Space Plan**

	Ground Floor	Mezzanine	Total
Prospect A	81,500	0	81,500
Prospect B	109,550	49,400	158,950
<b>Total</b>	<b>191,050</b>	<b>49,400</b>	<b>240,450</b>

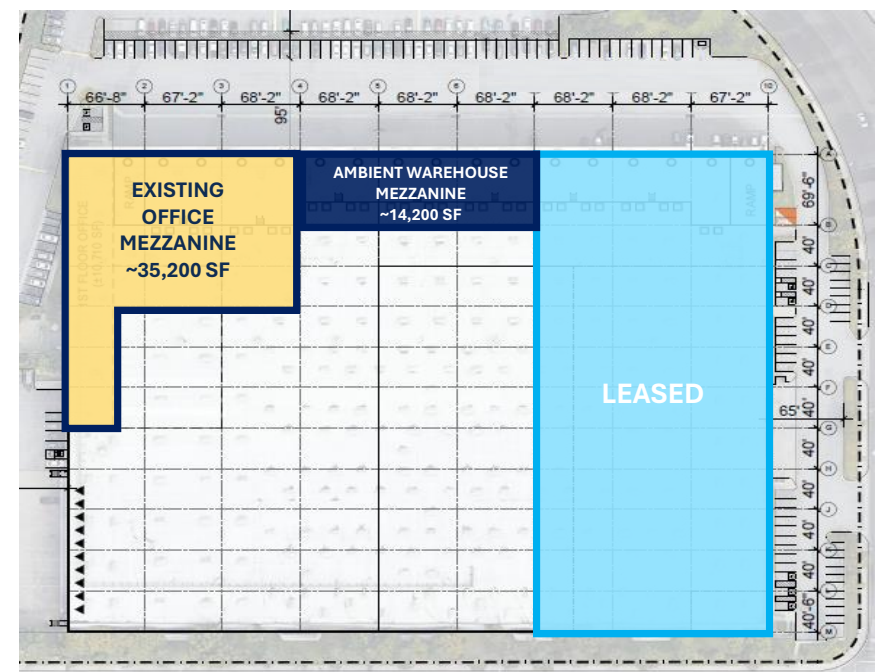


# Site Plan Existing Space Plan

**Ground Floor**



**Mezzanine Floor**



## Existing Space Plan

	Ground Floor	Ground Floor	Total
Ambient/Dock/Office	182,000	14,200	196,400
Existing Office	8,850	35,200	44,050
<b>Total</b>	<b>191,050</b>	<b>49,400</b>	<b>240,450</b>

# Ownership

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Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses, globally.







**27 Miles**  
to Los Angeles  
International Airport

**18 Miles**  
to Ontario Airport



**24 Miles**  
to Port of Long Beach

**25 Miles**  
to Port of Los Angeles



**0.8 Miles**  
to 60 freeway

**5 Miles**  
to 57 freeway

**5 Miles**  
to 10 freeway

**7 Miles**  
to 605 freeway





# Property Photos

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# Scout Cold Logistics Center



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