



HAMBLEDON BUSINESS PARK

AVAILABLE SPACES FROM 20,095 SF

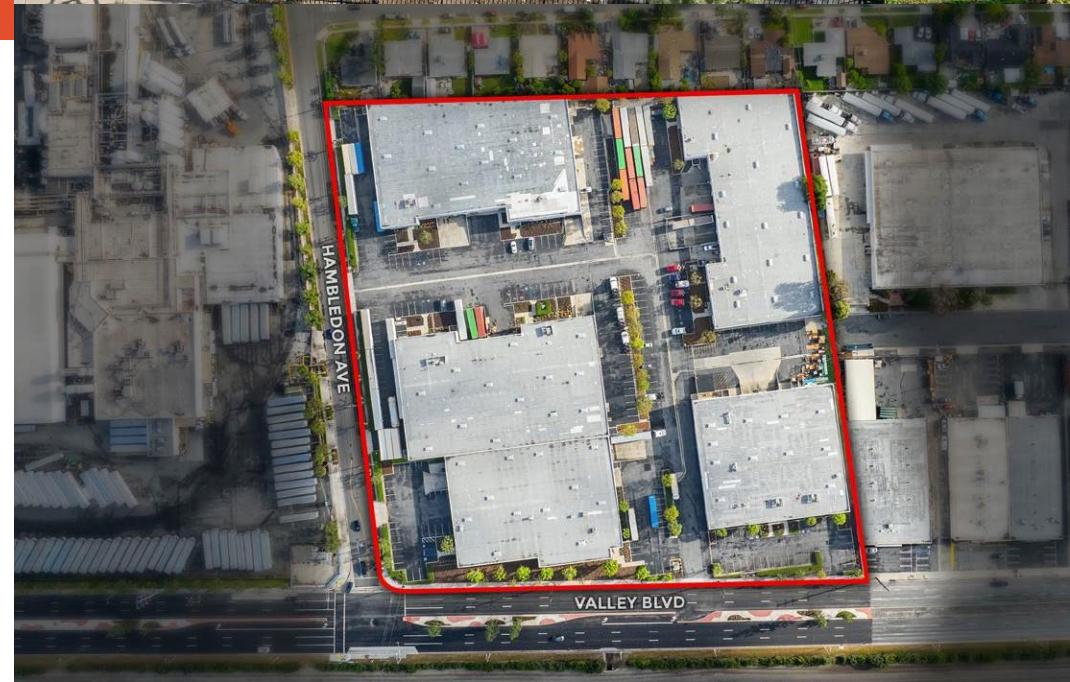
WELL LOCATED HIGH IMAGE BUSINESS PARK

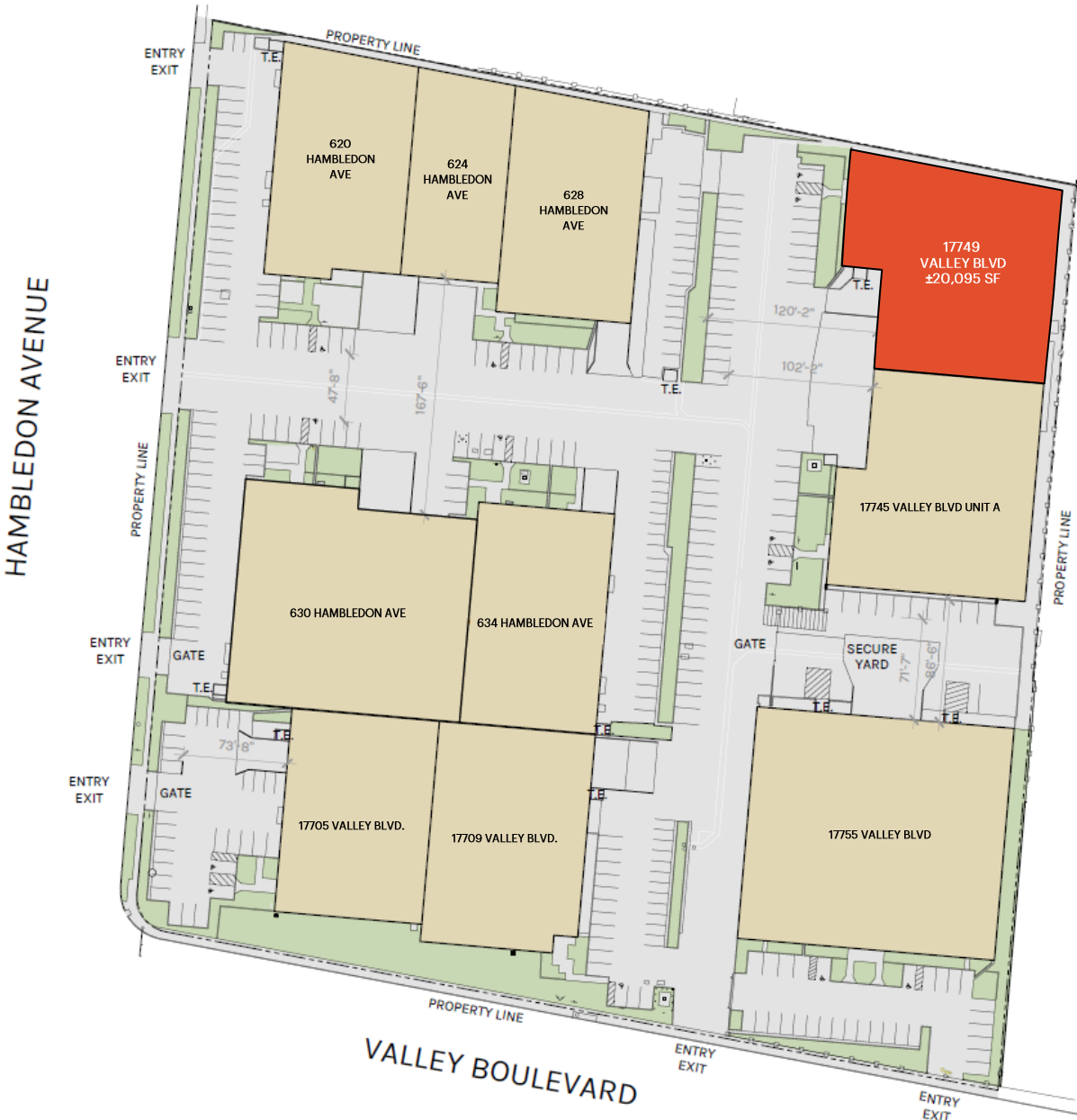
Hambleton Ave & Valley Blvd | City of Industry, CA



Property Highlights

- Institutionally owned
- 5 building industrial business park totaling 182,325 SF
- Spaces from 10,000 SF to 40,000 SF
- Office area in each space
- Dock high & ground level doors in all units
- 0.415 GPM/4,000 SF calculated sprinkler system
- Ample auto parking
- Gated / secure access possible
- Fully landscaped business park
- Immediate access to SR-60 freeway via Azusa Avenue
- Close proximity to I-605, I-10 & SR-57 freeways
- Prime San Gabriel Valley location





CURRENT
AVAILABILITIES

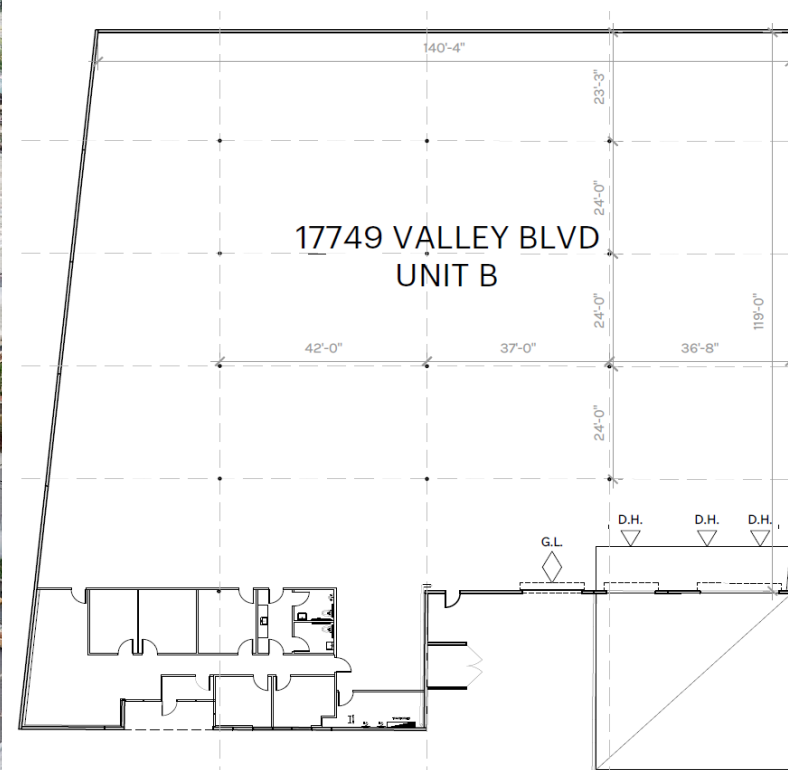
UNIT	SF	OFFICE	DH	GL	Available
17749 Valley Blvd	±20,095 SF	±1,766 SF	3	1	Now
Clear Height: 23' minimum					

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

17749 Valley Blvd, City of Industry

20,095 SF Available For Lease

Hambledon Business Park



Property Highlights

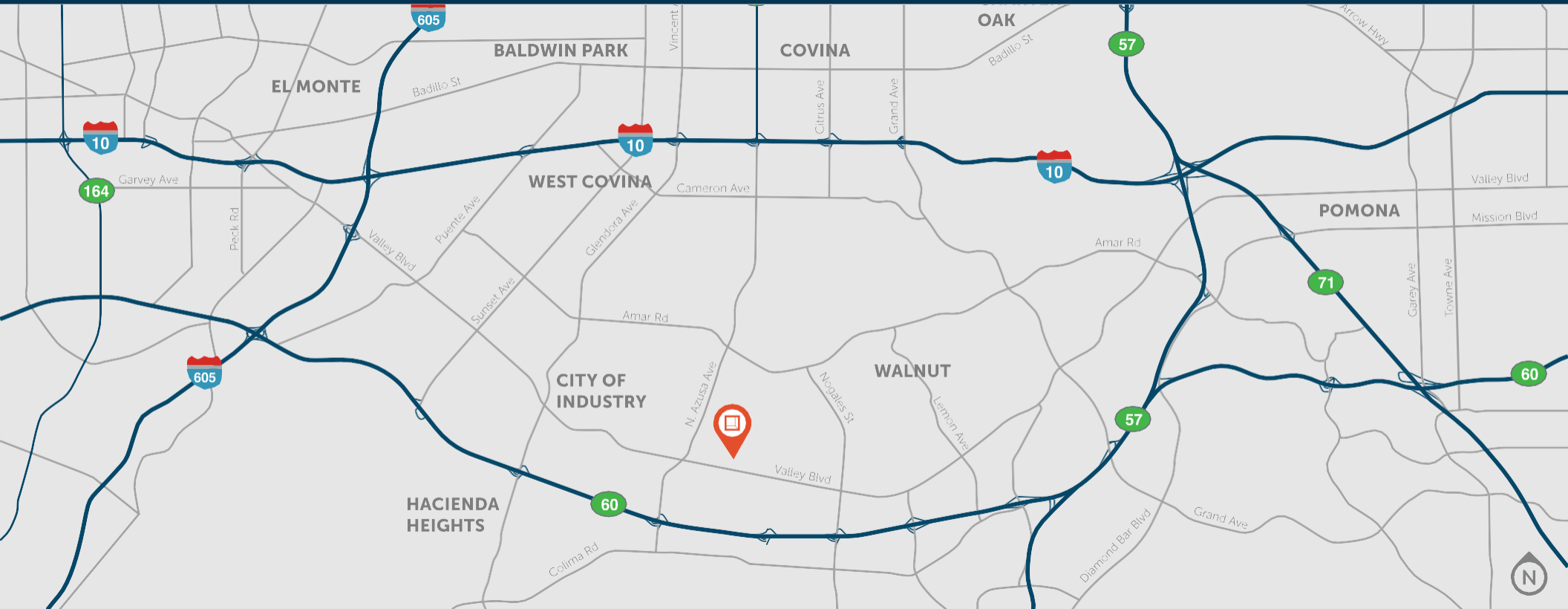
- 20,095 SF Unit
- 23' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- 1,766 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 400 Amps, 277/480 Volt Electrical





Location Highlights

Hambledon Business Park



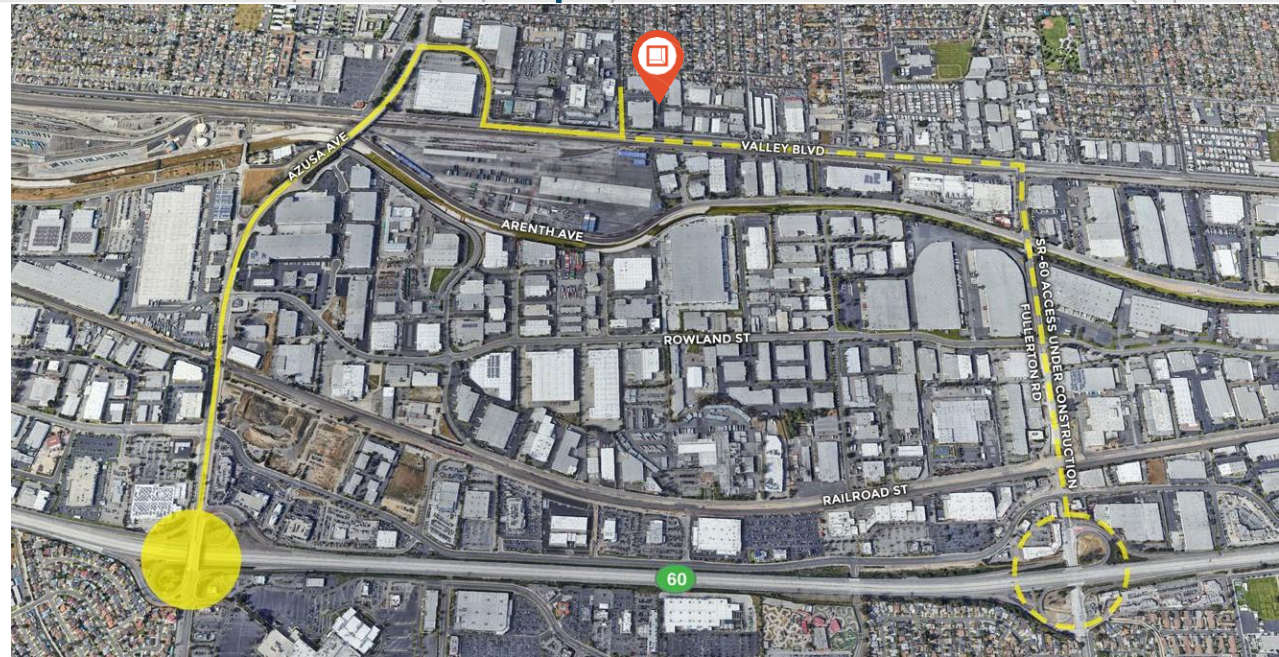
1.4 Miles
to UP Intermodal Yard –
City of Industry

19.1 Miles
to BNSF Railyard –
Commerce

22.5 Miles
to Ontario International
Airport

35.1 Miles
to Los Angeles
International Airport

34.5 Miles
to Ports of LA / Long
Beach





**Rexford
Industrial**

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