



HAMBLEDON BUSINESS PARK

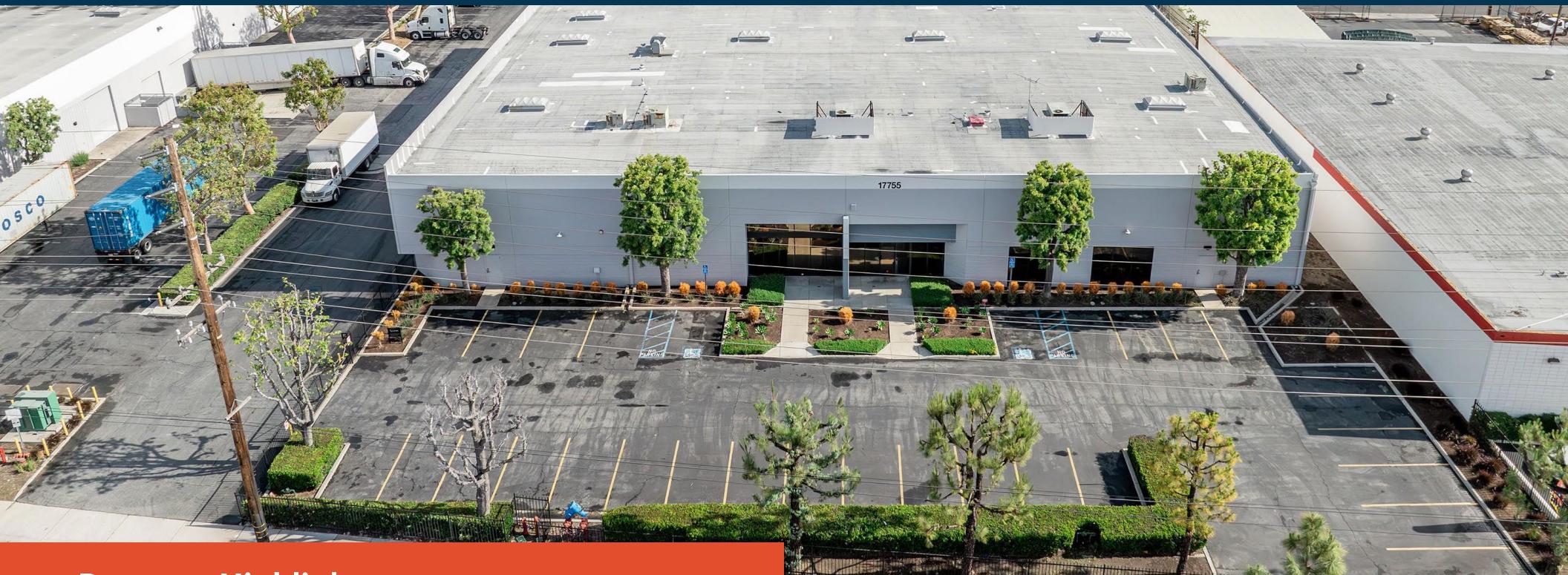
AVAILABLE SPACES FROM 20,095 SF

WELL LOCATED HIGH IMAGE BUSINESS PARK

Hambledon Ave & Valley Blvd | City of Industry, CA

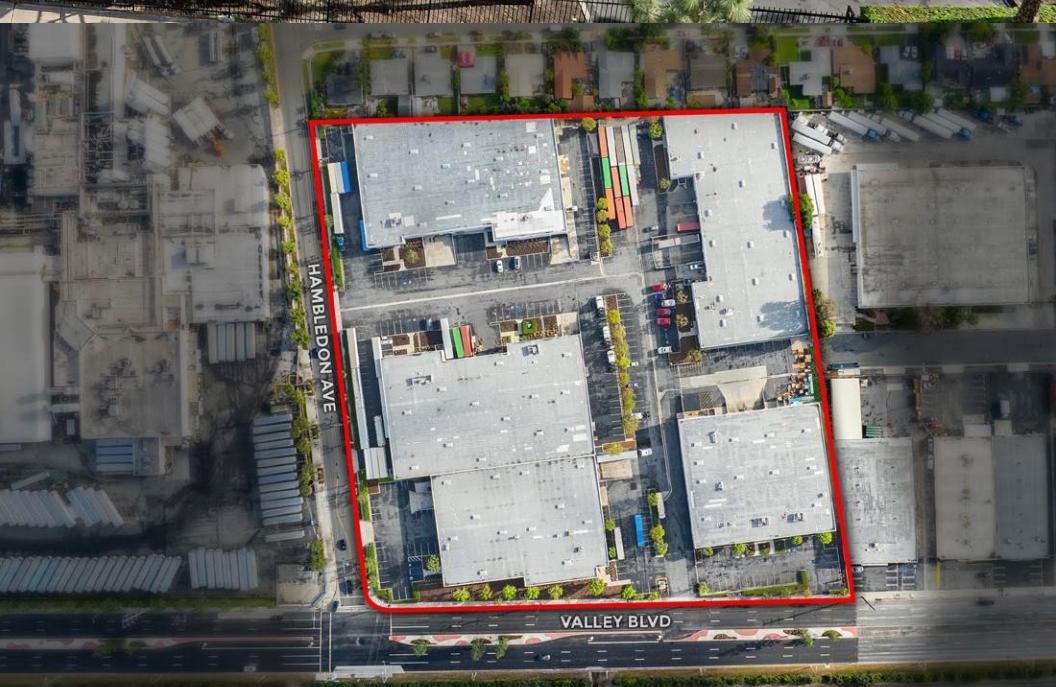
Campus Highlights

Hambledon Business Park



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





HAMBLEDON AVENUE



CURRENT AVAILABILITIES

UNIT	SF	OFFICE	DH	GL	Available
17749 Valley Blvd	±20,095 SF	±1,766 SF	3	1	Now

Clear Height: 23' minimum

17749 Valley Blvd, City of Industry

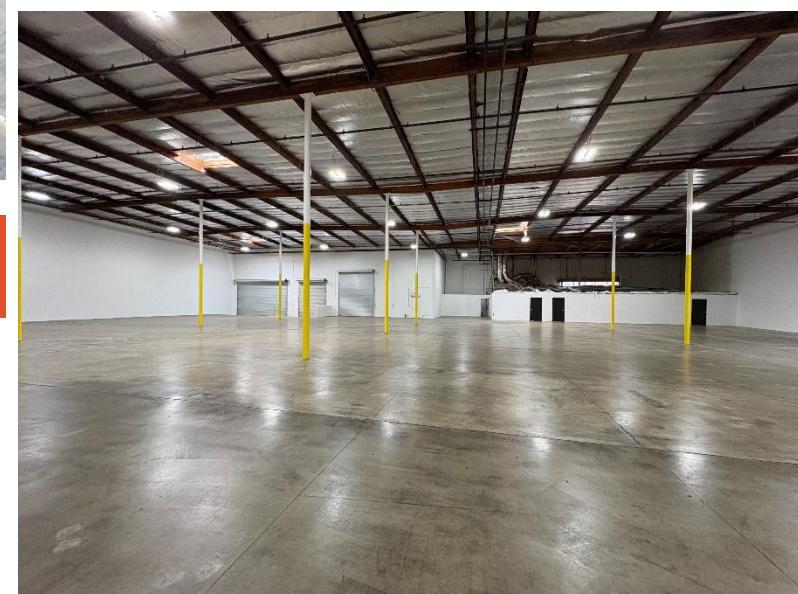
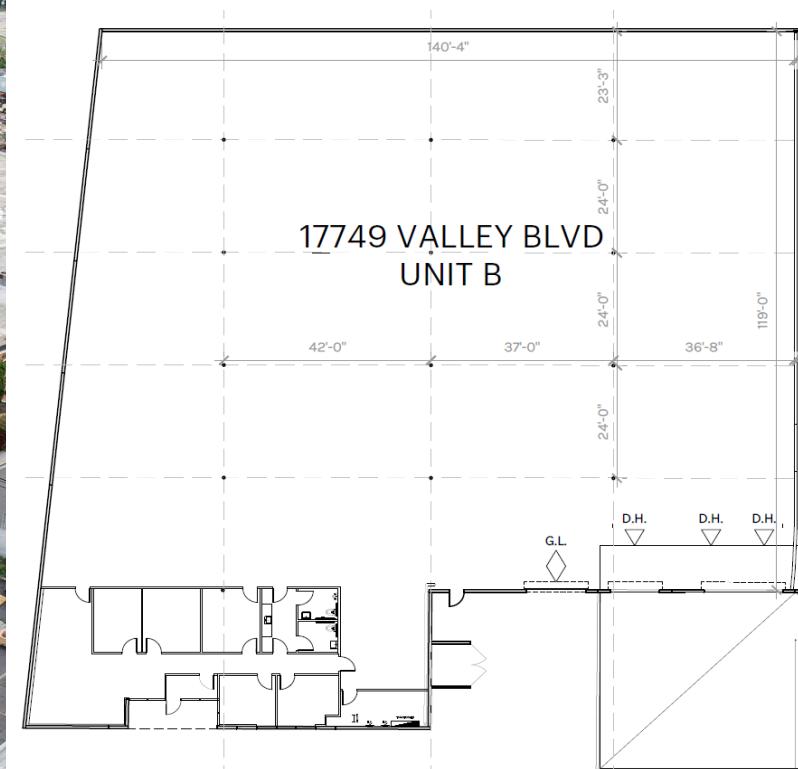
20,095 SF Available For Lease

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



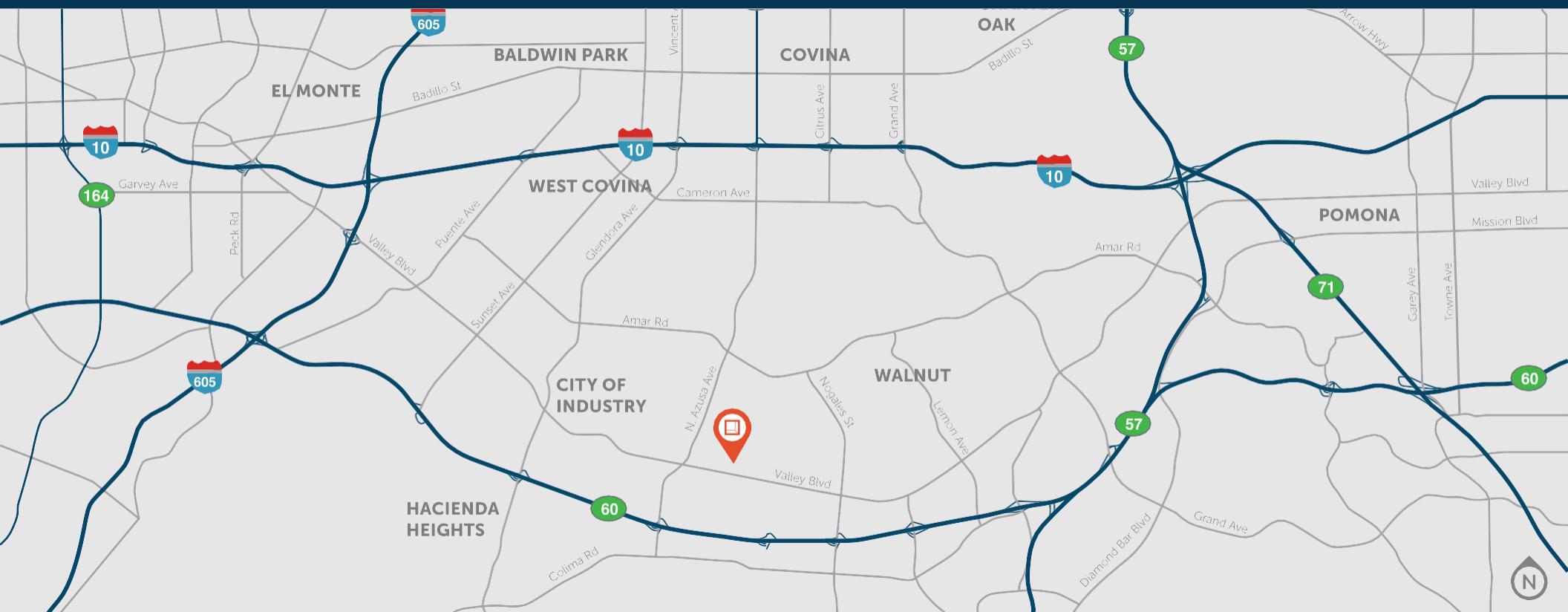
Park Photos

Hambledon Business Park



Location Highlights

Hambledon Business Park



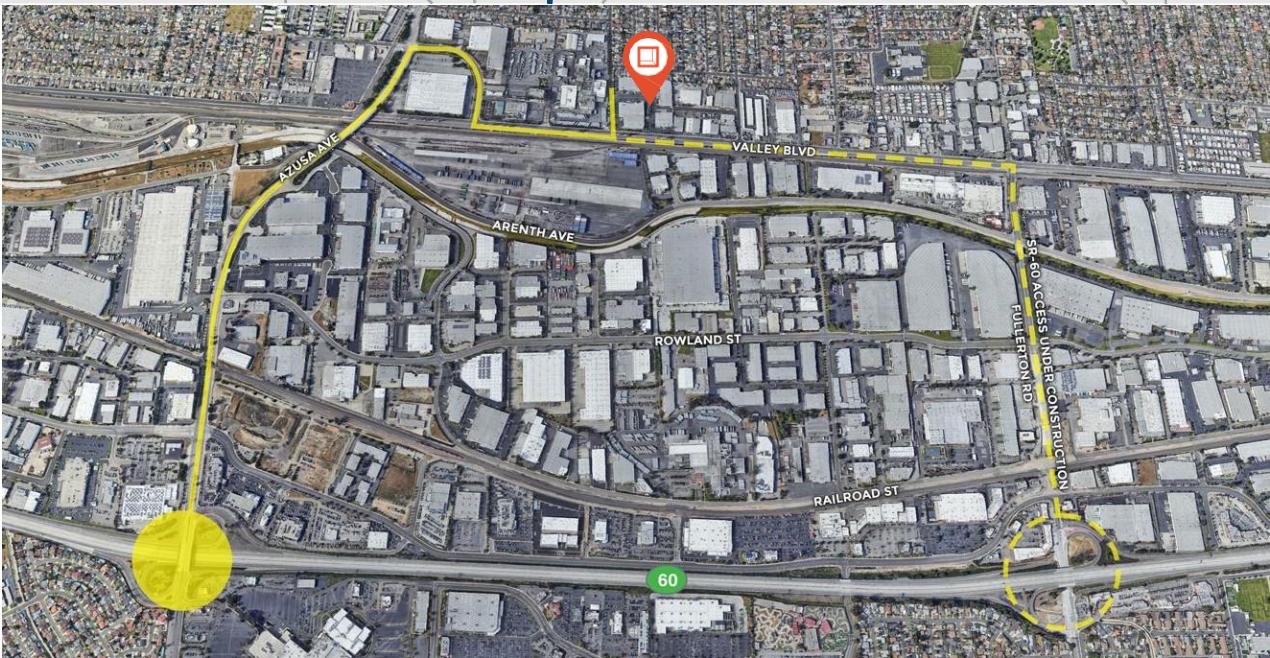
1.4 Miles
to UP Intermodal Yard –
City of Industry

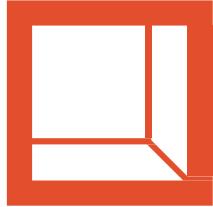
19.1 Miles
to BNSF Railyard –
Commerce

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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