

# 630 Nicholas Road

Beaumont, CA

## Key Facts

Property type	Industrial space
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Building size	600,092 SF
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Space available	600,092 SF
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## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Ryan Leslie**

+1 (626) 429-7910

[ryan.leslie@eqtpartners.com](mailto:ryan.leslie@eqtpartners.com)

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Beaumont, CA

## BUILDING SPECIFICATIONS

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600,092 SF available

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7,116 SF office space

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32' clear height

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185'-240' concrete truck courts

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90 dock doors

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2 drive-in doors

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189 car parking spaces

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185 trailer parking spaces

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ESFR sprinkler system

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2,000 amps, 3-phase

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Secured yard

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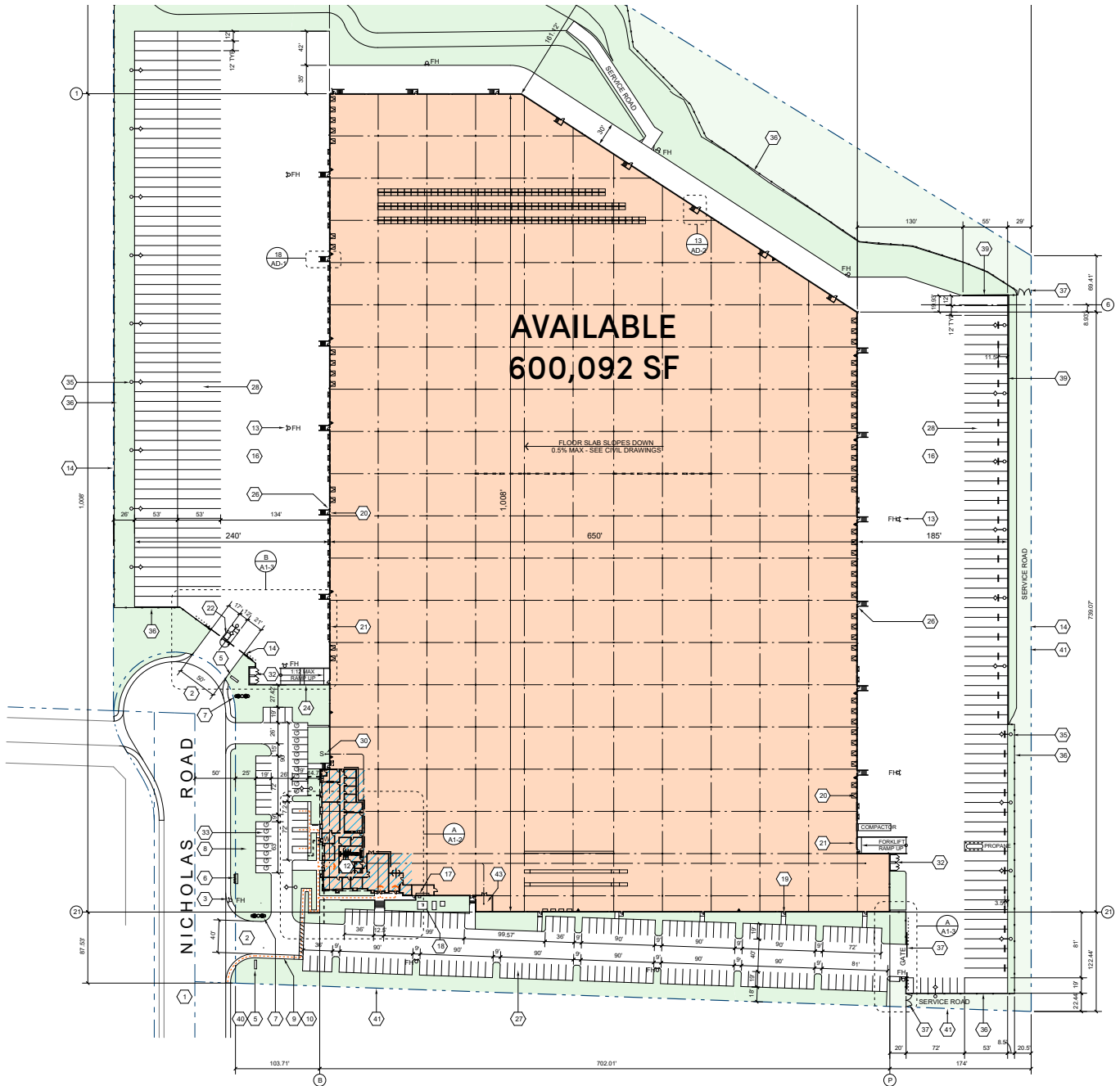
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## SITE PLAN



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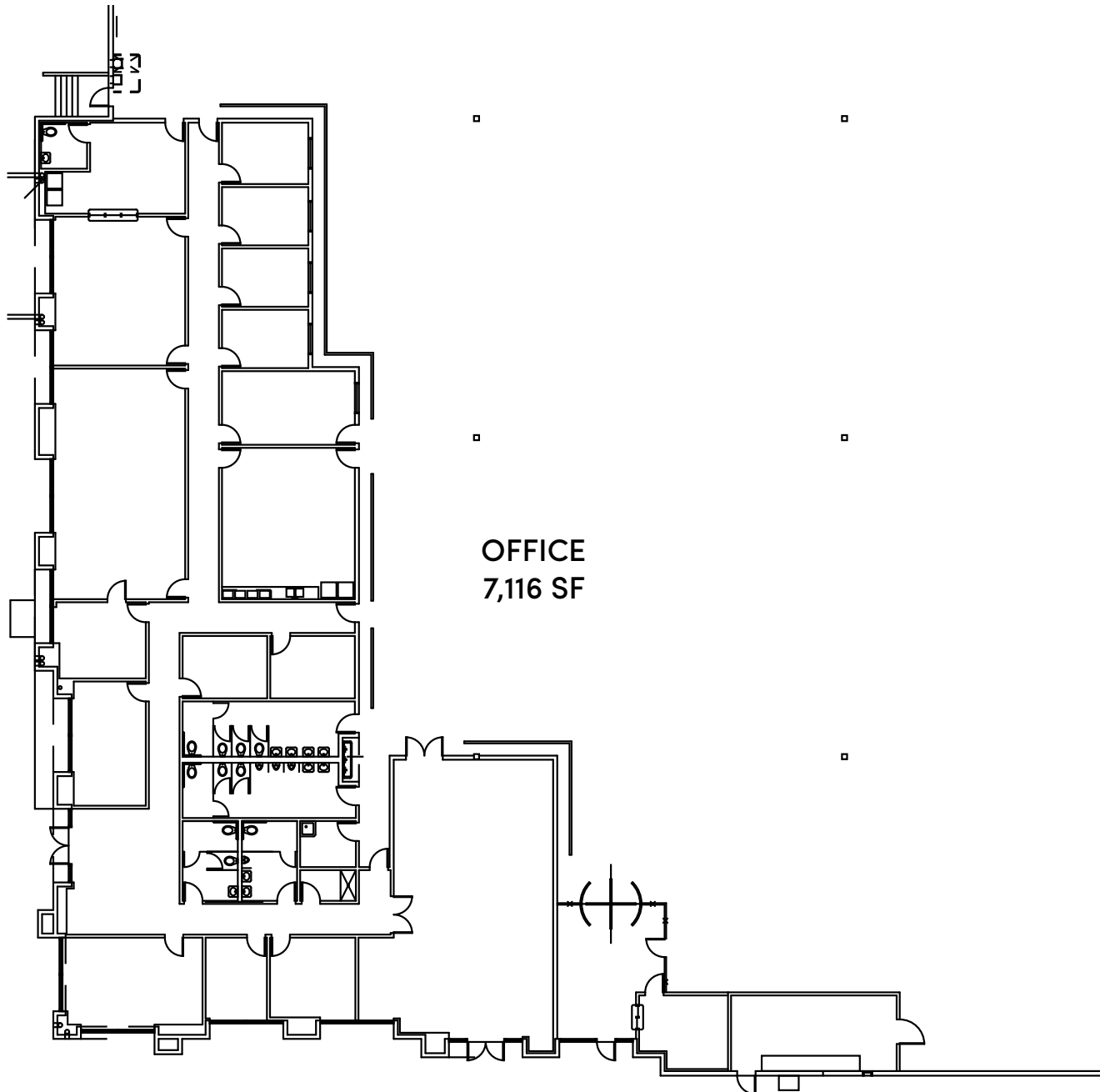
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## OFFICE PLAN



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## PROPERTY HIGHLIGHTS

- CA-60, I-10 freeway frontage
- Cross-dock configuration, 185 trailer parking stalls
- High profile corporate neighbors Amazon, Lowes, Cj Foods, Wolverine Worldwide

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