

The Concourse  
Class A Distribution Space  
Central Industry Location  
Immediate (60) Freeway Access

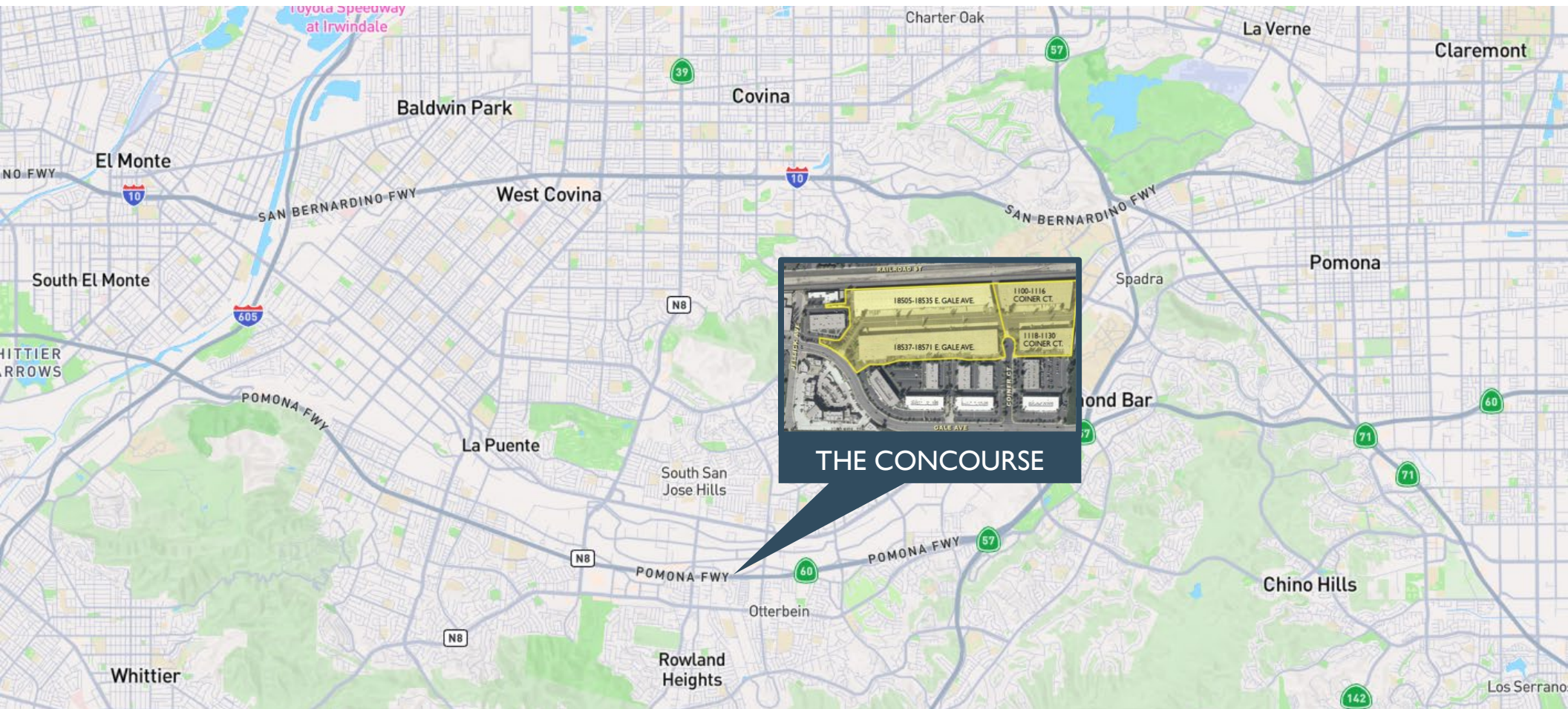


## CITY OF INDUSTRY'S PREMIER BUSINESS PARK

The Concourse  
City of Industry, CA



# PROPERTY FEATURES



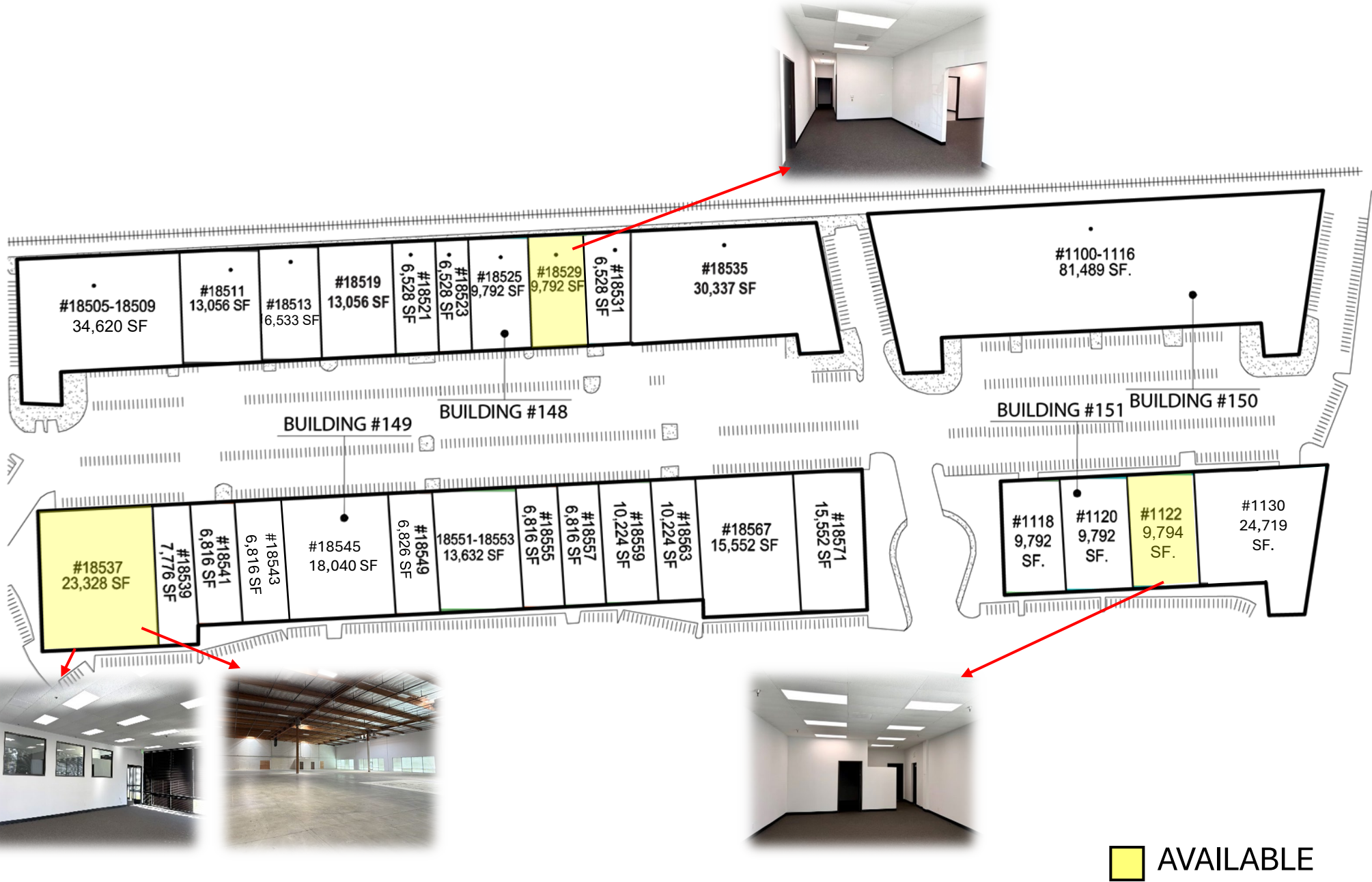
## PROPERTY HIGHLIGHTS

- A +/- 420,697SF, Class A Multitenant Park
- Immediate (60) Freeway Access via Fullerton Road & Nogales Street
- 24' Minimum Clear Height
- Abundant Dock High Loading
- Large Truck Court (over 160')
- Close Proximity to Retail Amenities
- Calculated Sprinkler System
- Institutionally Owned & Managed

## AVAILABLE UNITS

| UNIT                           | SIZE      | OFFICE   | LOADING    | AVAILABLE | ASKING RATE |
|--------------------------------|-----------|----------|------------|-----------|-------------|
| <b><u>18537 E Gale Ave</u></b> | 23,328 SF | 4,456 SF | 3 DH, 1 GL | NOW       | TBD         |
| <b><u>18529 E Gale Ave</u></b> | 9,792 SF  | 1,859 SF | 2 DH, 0GL  | NOW       | TBD         |
| <b><u>1122 Coiner Ct</u></b>   | 9,794 SF  | 1,719 SF | 1 DH, 1 GL | NOW       | TBD         |

# PROJECT SITE PLAN



# PHOTOS





## LEASING CONTACTS

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