

# ±124,397 SF AVAILABLE FOR LEASE OR SALE

- » Freestanding building with private yard
- » Excellent West City of Industry location
- » Fully renovated in 2024

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# **PROPERTY HIGHLIGHTS**

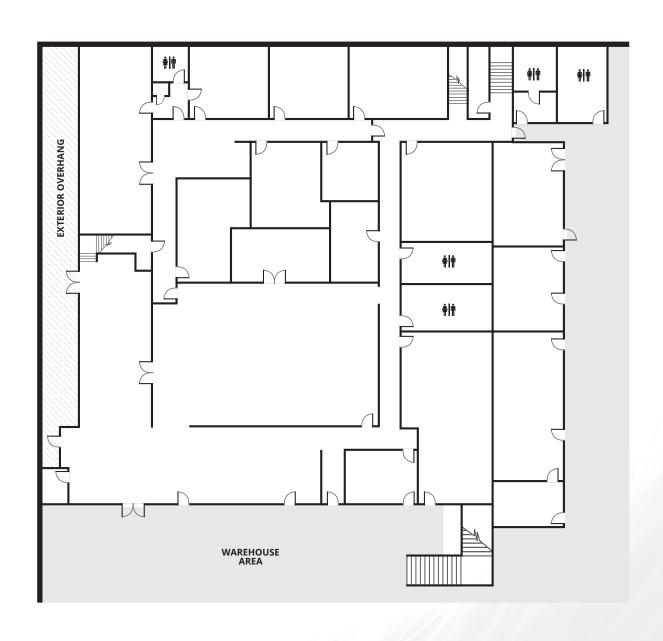
- » ±124,397 SF freestanding building
- » Fully secured yard with drive-around capability
- » 22'-24' Clear Height
- » 14 DH / 1 GL doors
- » ±20 trailer parking
- » ±20,000 SF two-story refurbished offices
- » 3,000 amps
- » LED lighting
- » 0.33/3,000 fire sprinkler system
- » Two access points off Orange Ave
- » ±170 parking spaces
- » Existing rooftop solar panel system





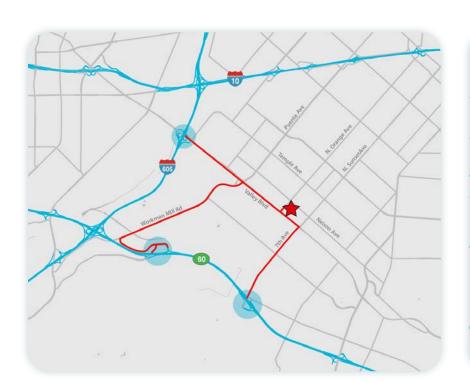














# **LOCATION HIGHLIGHTS**

Located within the San Gabriel Valley submarket, 140 North Orange Ave offers immediate access to the I-10, SR-60 and I-605 Freeways, making it a prime logistics location.



**1.7 miles** to SR-60 Freeway Access



**1.9 miles** to I-605 Freeway Access



**4.9 miles** to Union Pacific Intermodal Yard



**32.2 miles** to Los Angeles International Airport



**25.1 miles** to Ontario International Airport



**32 miles** to Ports of Los Angeles & Long Beach



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