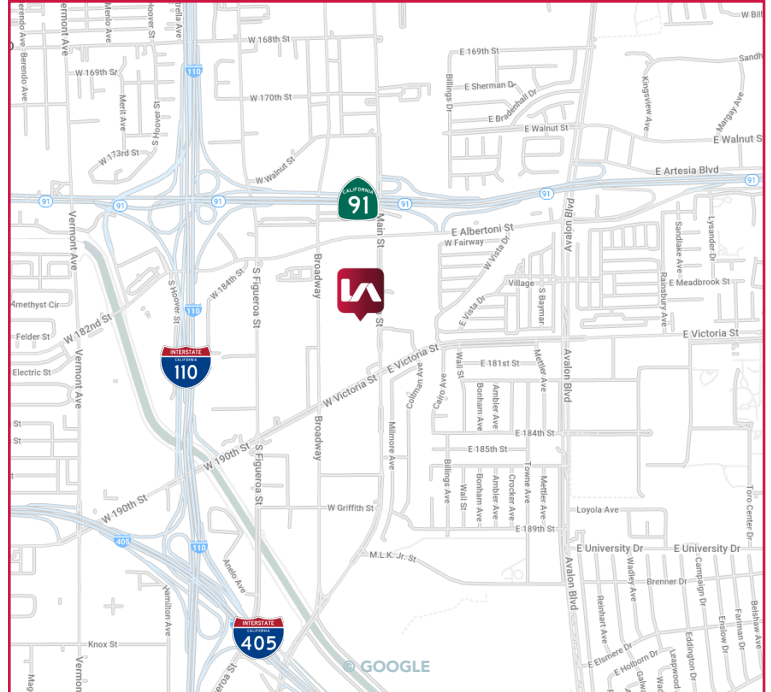


FOR LEASE



PROPERTY DETAILS

- Asking Rate: TBD
- Occupancy Available Q1 2025
- ±60,558 SF Class A Building
- ±2.67 Acres of Land (±116,269 SF)
- 1200 Amps, 480/277v 3p 4w
- 32' Minimum Clearance
- LED Lighting
- Dedicated ±8,000 SF Two-story Office
- Heavy Manufacturing Zoning
- ESFR Sprinkler System
- 70 Parking Spaces
- 6 Truck High Loading Doors with 35,000lb Dock Levelers



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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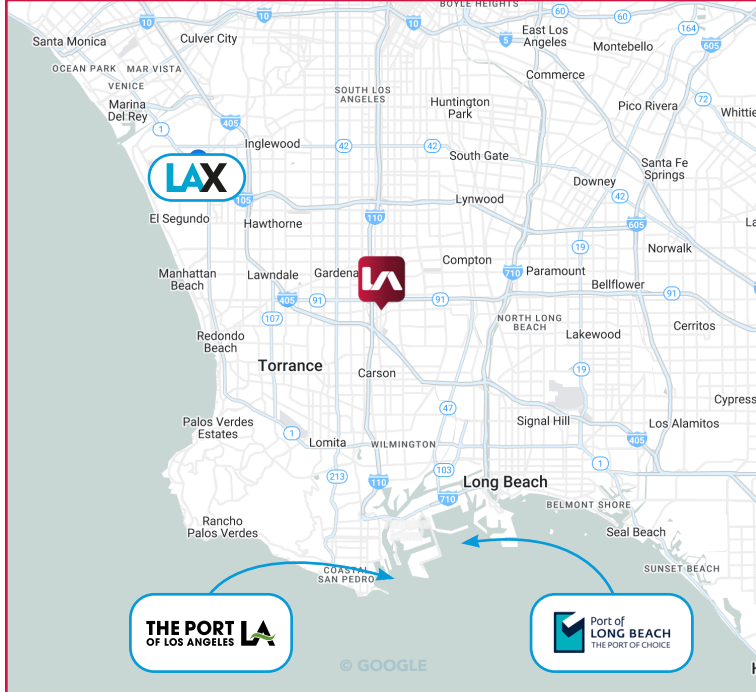
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SITE PLAN



PROXIMITY TO MAJOR TRANSPORTATION HUBS		
Location	Distance	Travel Time
Los Angeles International Airport (LAX)	12.1 Miles	16 min via I-405 S
Los Angeles Port	12.4 Miles	19 min via I-110 N
Long Beach Port	13.5 Miles	22 min via I-110 N

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