

FOR LEASE

# 185,700 Square Feet

110 MARCELLIN DRIVE, CITY OF INDUSTRY, CA



## GRAND CROSSING South

A 290-Acre Master Planned Business Center



### BUILDING #10 FEATURES

Site: Approximately 10.350 Acres

Building Size: 185,700 SF

Office: 5,248 SF

Shipping Office: 793 SF

Clear Height: 30' at First Column

Typical Bay Spacing: 52' x 50'

Power:

4,000 amp, 480/277v, 3 Ph, 4W, UGPS Main Service

Warehouse Lighting: LED Lighting with Sensors

Fire Protection System: ESFR

Dock High Doors: 28 - 1 (GL)

Auto Parking: 236

Trailer Parking: 36

Concrete Truck Apron: 60'

Gated and Secured Yard

Immediate access to 60 and 57 Freeways  
Via Grand Ave Ramps



For further information, contact:

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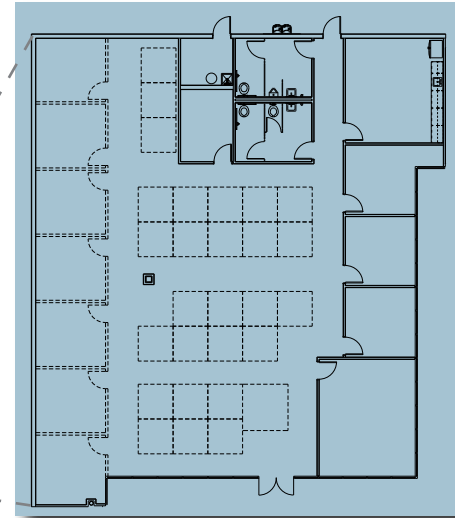
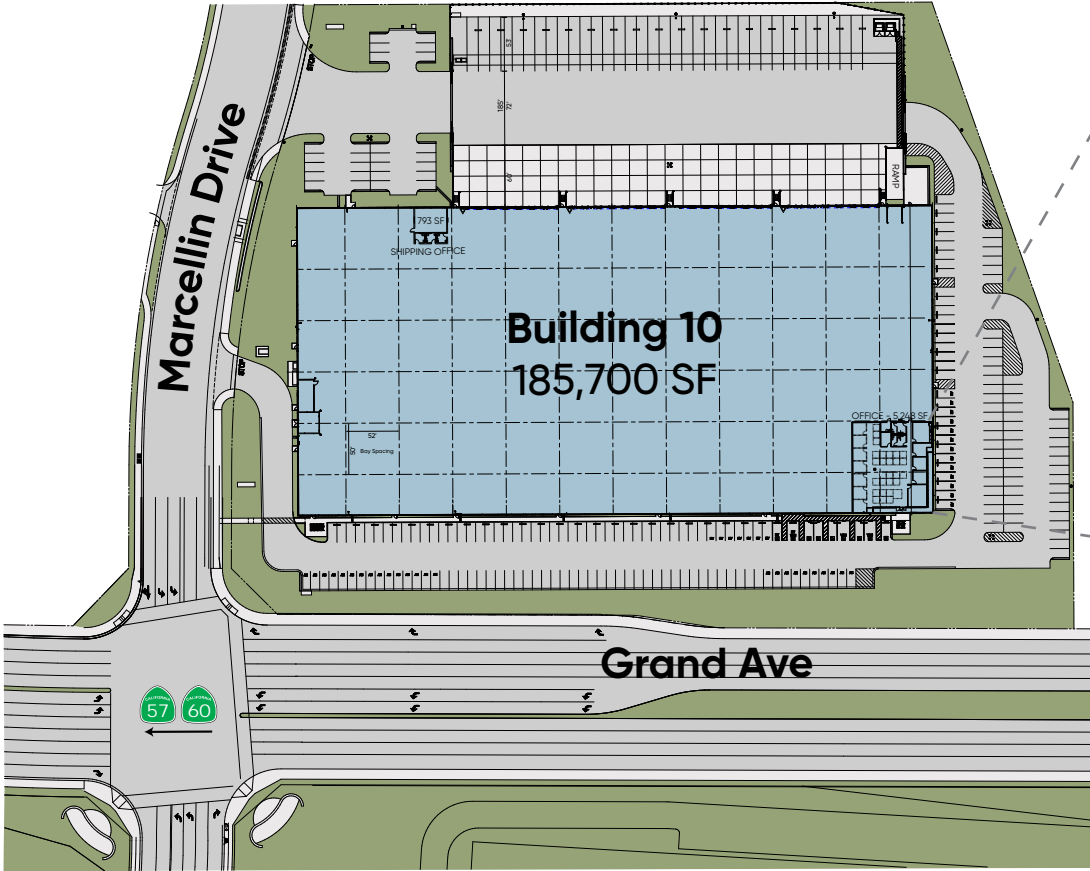
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OFFICE SPACE  
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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.