



# FOR SALE

## 18751 E RAILROAD STREET CITY OF INDUSTRY, CA



### EXECUTIVE SUMMARY

CBRE, Inc. is pleased to present the opportunity to purchase a high image freestanding industrial building totaling 23,899 square feet in the City of Industry. The building offers 21' clearance, ample loading and convenient access to the Pomona Freeway (SR-60). The project is located in the San Gabriel Valley submarket, centrally located to logistically service the Southern California market.

### PROPERTY HIGHLIGHTS

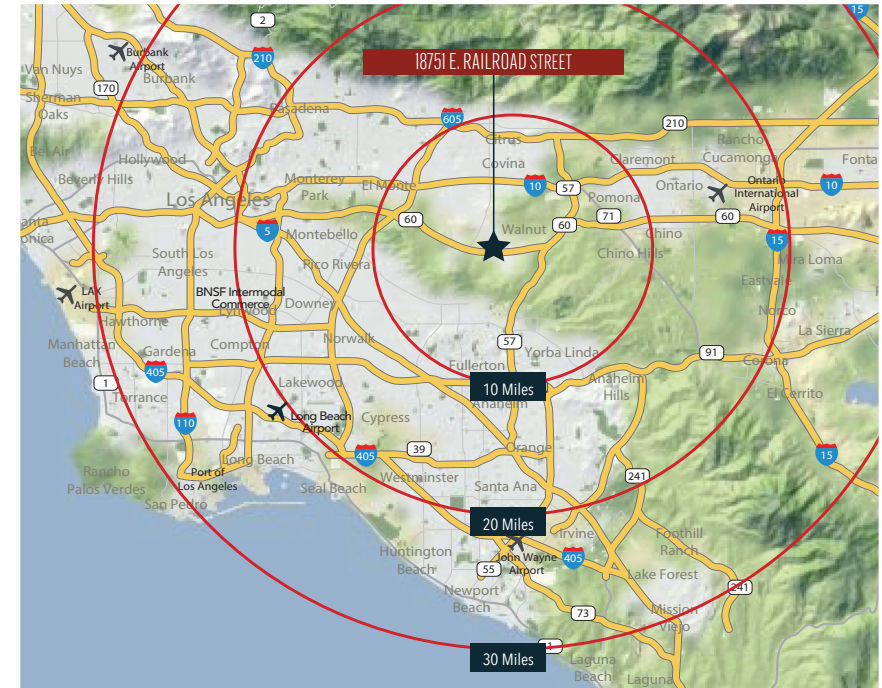
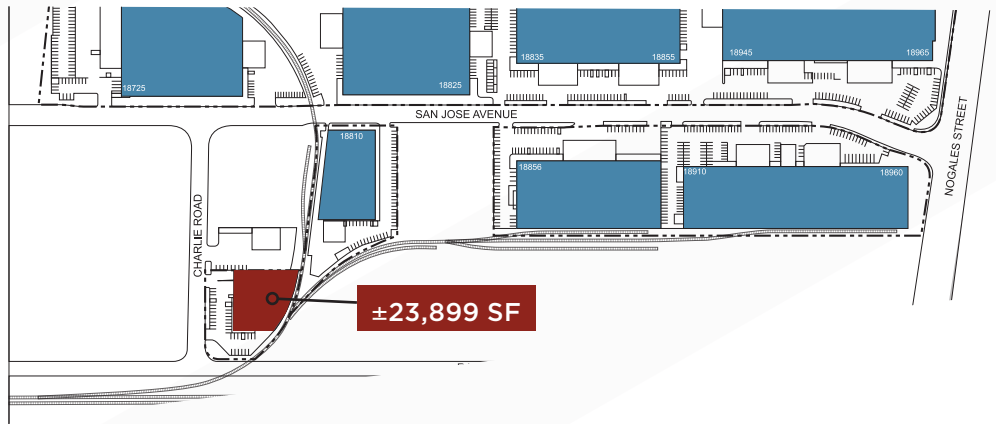
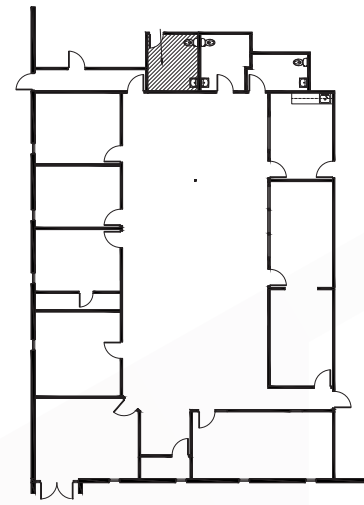
<b>TOTAL SIZE:</b>	±23,899 SF	<b>POWER:</b>	1200 Amps, 277/480V
<b>OFFICE SIZE:</b>	±4,318 SF	<b>SPRINKLERS:</b>	0.33/3,000 GPM
<b>LOADING:</b>	1 dock high position with leveler/ 3 ground level doors	<b>LIGHTING:</b>	LED
<b>CLEAR HEIGHT:</b>	21'	<b>PARKING:</b>	39 Spaces



# SITE PLAN



# OFFICE FLOORPLAN



Exclusively Represented by:

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