

FOR LEASE

OMP



OMP Industry

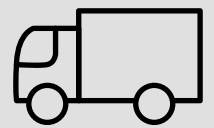
15006 Nelson Ave | City of Industry, CA

BUILDING SIZE:	147,100 SF
LOT SIZE:	8.8 Acres (382,713 SF)
COVERAGE:	39.4%
ZONING:	Manufacturing (M1)
CLEAR HEIGHT:	36'
OFFICE:	10,000 SF
POWER:	1,500 Amps (expandable to 3,000)
DOCK DOORS:	22
GRADE LEVEL DOORS:	2
AUTO PARKING:	218 Stalls
TRAILER PARKING:	82 Stalls
TRUCK COURT:	135' plus additional trailer lot
SPRINKLERS	ESFR, K-25 heads



8.8 ACRES

Located in the City of Industry



LARGE YARD

Excess Trailer Parking



EXPANDABLE POWER

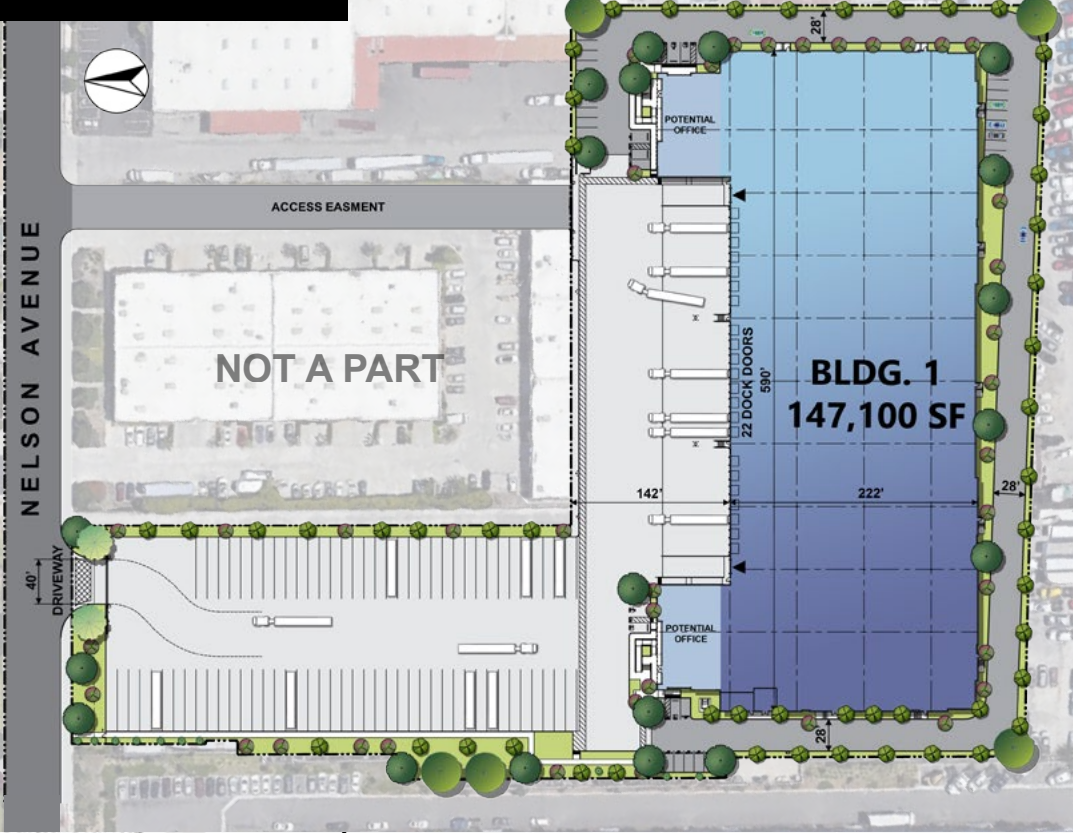
1,500 Amps to 3,000 Amps



EASY ACCESS

to 10, 60 and 605 Freeways

Site Plan



Location Details

- **EXCELLENT** West City of Industry Location
- **IMMEDIATE ACCESS** to 60, 605 and 10 Freeways
- **±32 MILES** to Port of Long Beach & Los Angeles
- **±33 MILES** to LAX

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