

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 S.F.

Offices: To Suit

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 - 4 (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:

Hank Darnell

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Kent Valley

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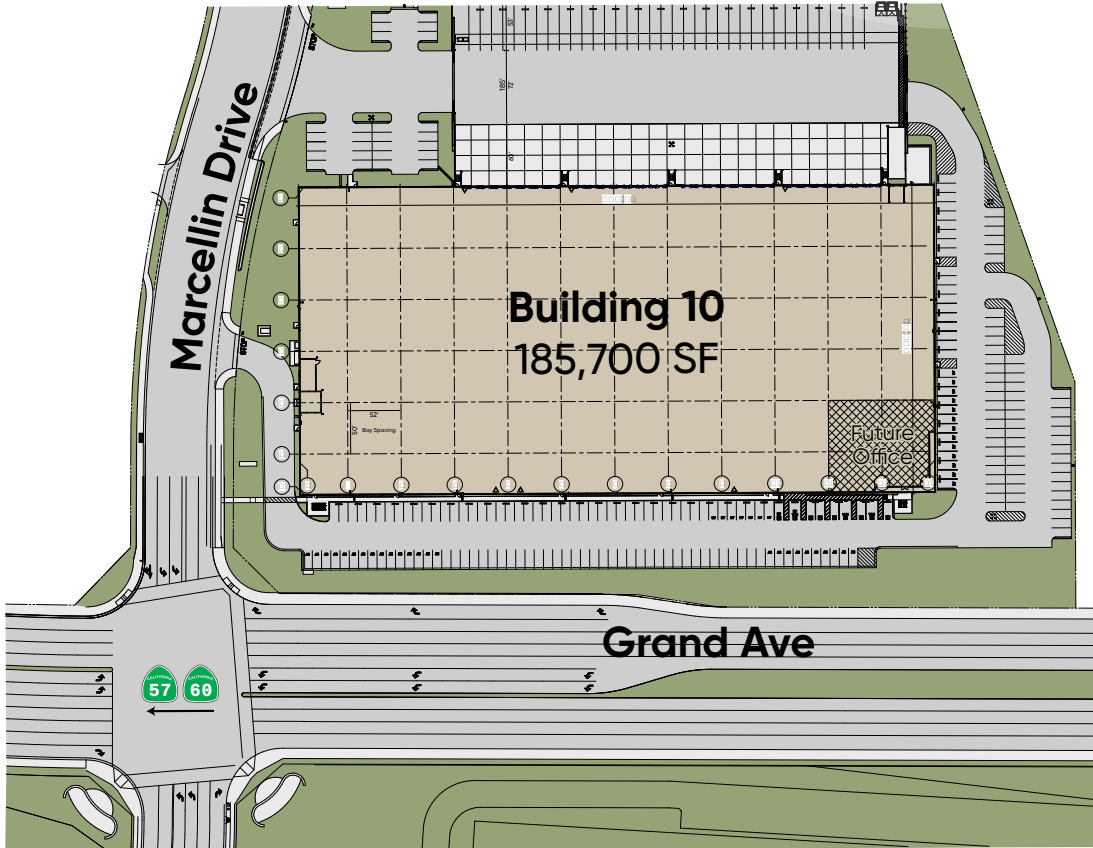
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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.