

**FOR LEASE**

**627,480 Square Feet**

21971 Industry Way, City of Industry, CA



**GRAND CROSSING**  
*South*

A 290-Acre Master Planned Business Center

**UNDER CONSTRUCTION**  
**AVAILABLE Q1 - 2021**



## BUILDING #2 FEATURES

Site: 34.1 Acres

Building Size: 627,480 S.F.

Offices: To Suit

Clear Height: 40' Clear

Typical Bay Spacing: 50' x 56'

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: 115 - 4 (GL)

Auto Parking: 678

Trailer Parking: 180

Concrete Truck Apron: 60'

Gated and Secured Yard

Immediate access to 60 and 57 Freeways  
via Grand Ave Ramps



**MAJESTIC  
REALTY CO.**

**For further information, contact:**

**Kent Valley**

R.E. License #00324853 (CA)

562.948.4343

kvalley@majesticrealty.com

**Hank Darnell**

R.E. License #01269561 (CA)

562.948.4316

hdarnell@majesticrealty.com

FOR LEASE

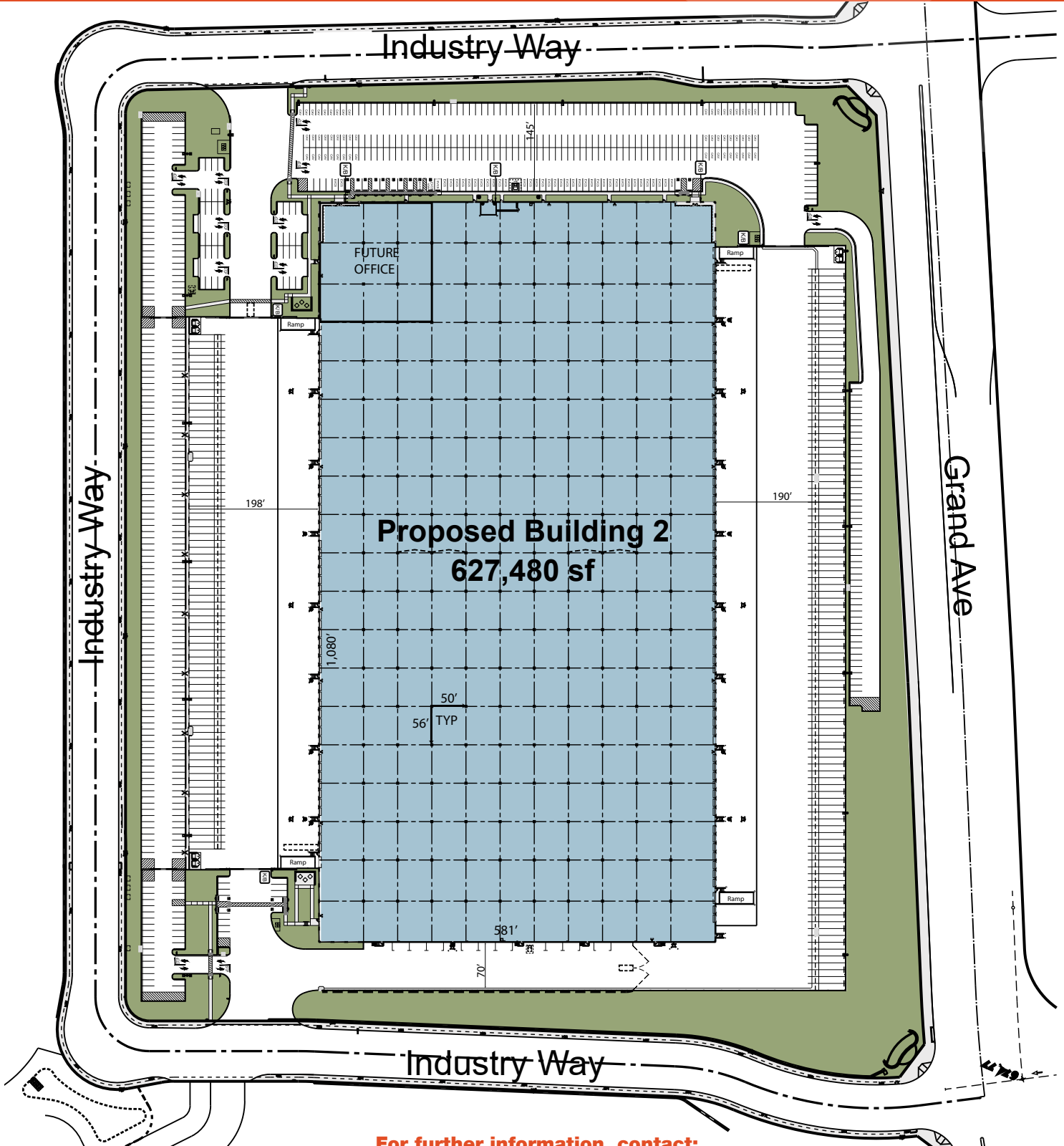
627,480 Square Feet

21971 Industry Way, City of Industry, CA



GRAND CROSSING  
*South*

A 290-Acre Master Planned Business Center



For further information, contact:



**MAJESTIC  
REALTY CO.**

**Kent Valley**  
R.E. License #00324853 (CA)  
562.948.4343  
kvalley@majesticrealty.com

**Hank Darnell**  
R.E. License #01269561 (CA)  
562.948.4316  
hdarnell@majesticrealty.com

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.