

**AVAILABLE FOR LEASE**

# VALLEY & RUSSELL BUSINESS PARK

## 125,000 SQUARE FEET - DIVISIBLE TO 50,000 SF

15801 E. Valley Blvd., City of Industry, CA (Adjacent to the N.E. Corner of Russell and Valley Blvd.)



### **BUILDING FEATURES:**

Office: 8,651 Square Feet

Parking: To Code

Clearance: 25' at 1st Column

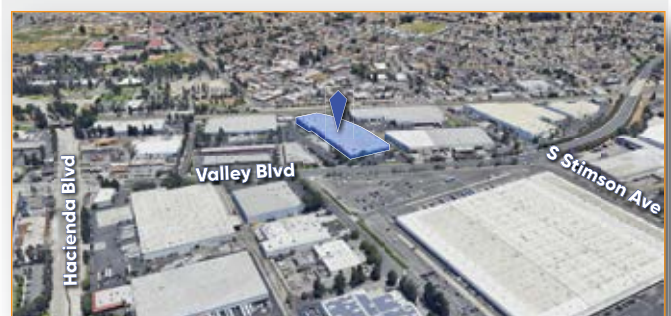
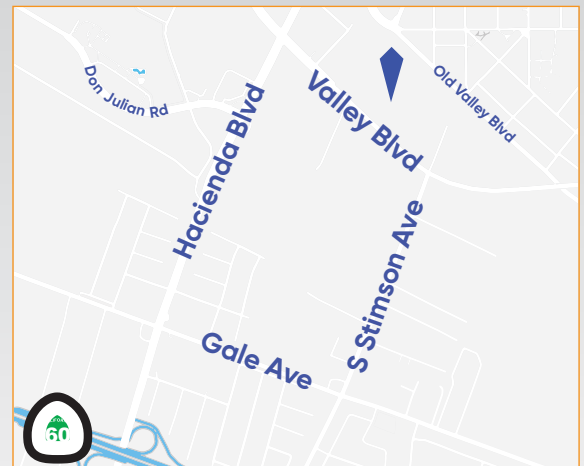
Calculated Fire Sprinklers: .415 GPM/3,000 S.F.

Power: 800 Amps, 277/480 Volts, 3 Phase

Loading: 20 Dock High Loading Doors

- 6 Doors w/ Mechanical Leveler
- 9 Doors w/ "Edge of Dock" Levelers
- 3 Ground Level Doors with Ramps

Fenced Yard Area With 1 Ground Level Ramp and  
Finger Dock for Additional Dock High Loading



### **For additional information:**

**John Semcken** - (562) 948-4306  
R.E. License #00979758 (CA)  
jsemcken@majesticrealty.com

**Bill Hayden** - (562) 948-4352  
R.E. License #01257411 (CA)  
whayden@majesticrealty.com

**Taylor Talt** - (562) 654-2734  
R.E. License #01901707 (CA)  
ttalt@majesticrealty.com

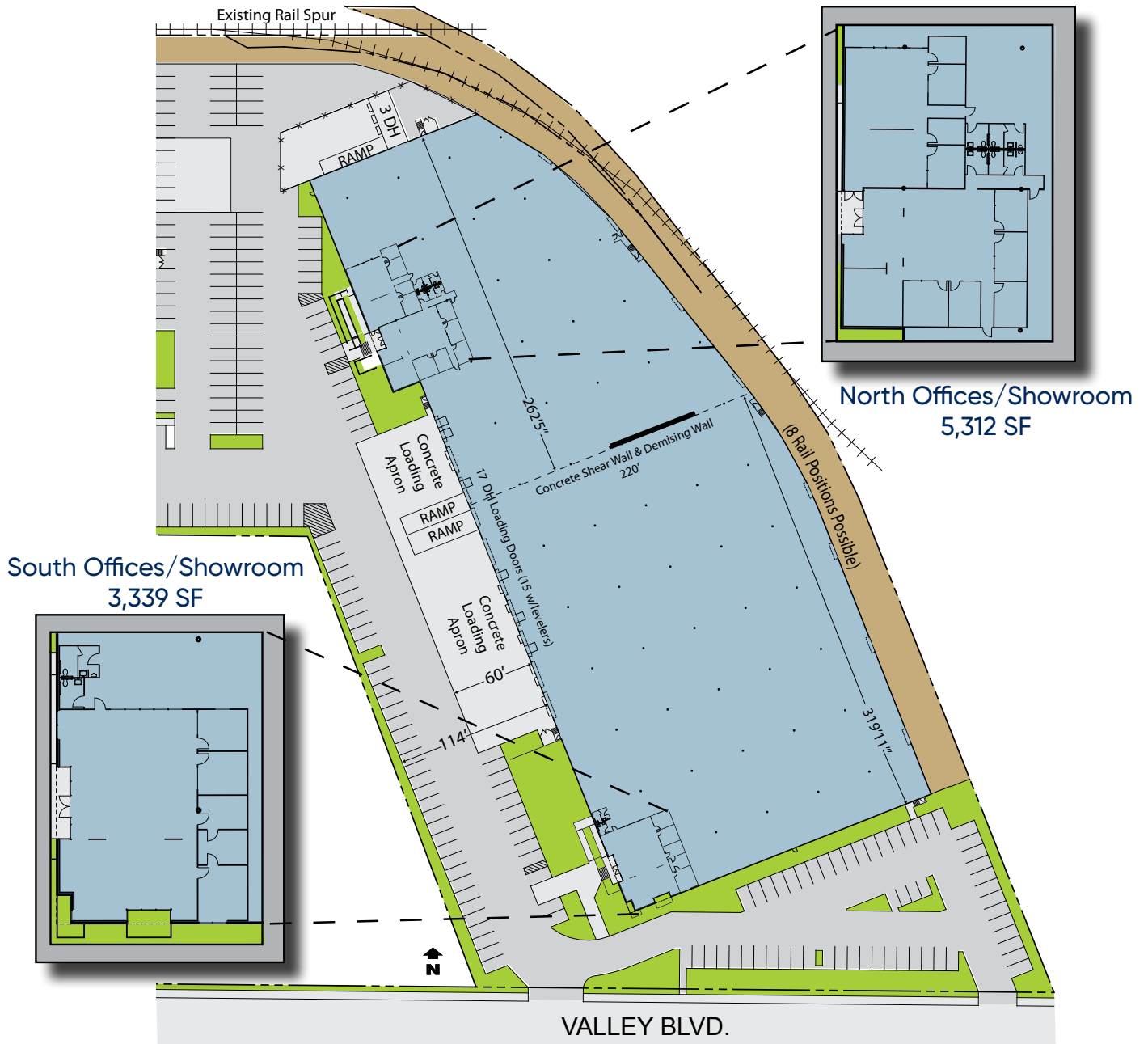


**AVAILABLE FOR LEASE**

# VALLEY & RUSSELL BUSINESS PARK

## 125,000 SQUARE FEET - DIVISIBLE TO 50,000 SF

15801 E. Valley Blvd., City of Industry, CA (Adjacent to the N.E. Corner of Russell and Valley Blvd.)



**For additional information:**



**John Semcken** - (562) 948-4306  
R.E. License #00979758 (CA)  
jsemcken@majesticrealty.com

**Bill Hayden** - (562) 948-4352  
R.E. License #01257411 (CA)  
whayden@majesticrealty.com

**Taylor Talt** - (562) 654-2734  
R.E. License #01901707 (CA)  
ttalt@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.