

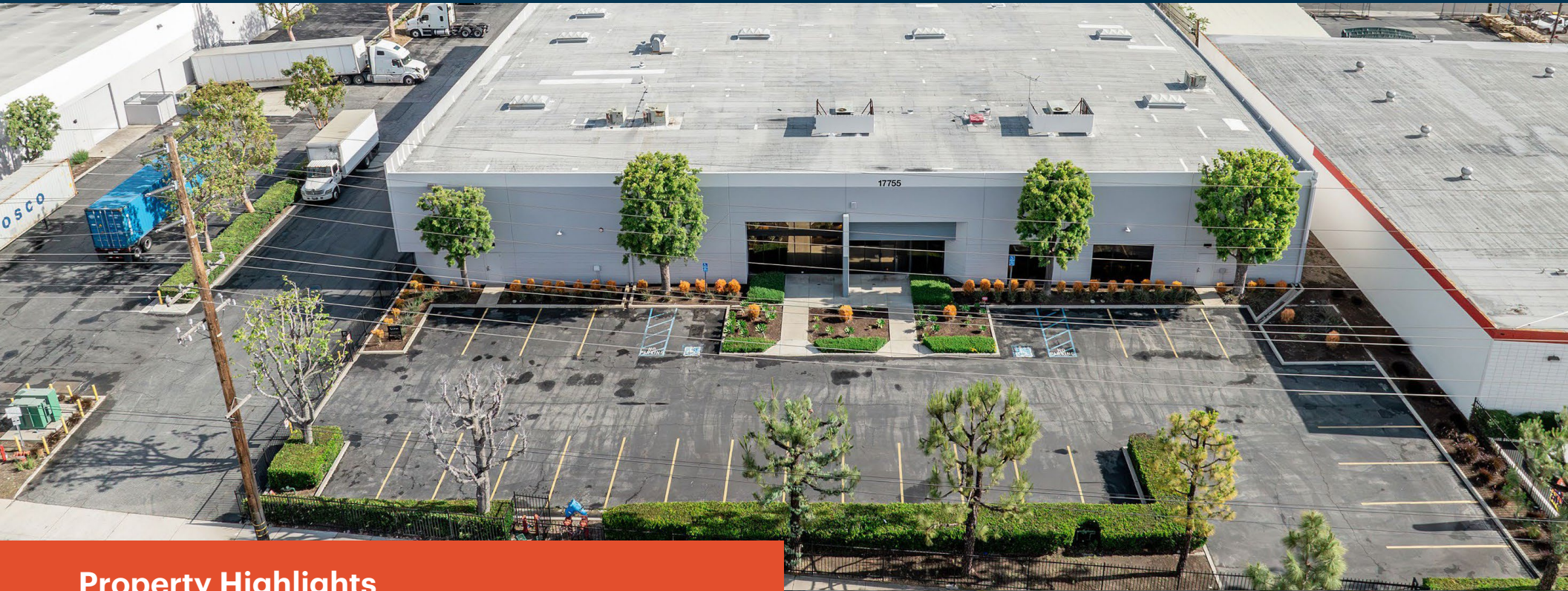


HAMBLEDON BUSINESS PARK

SPACES FROM 10,000 SF - 30,000 SF

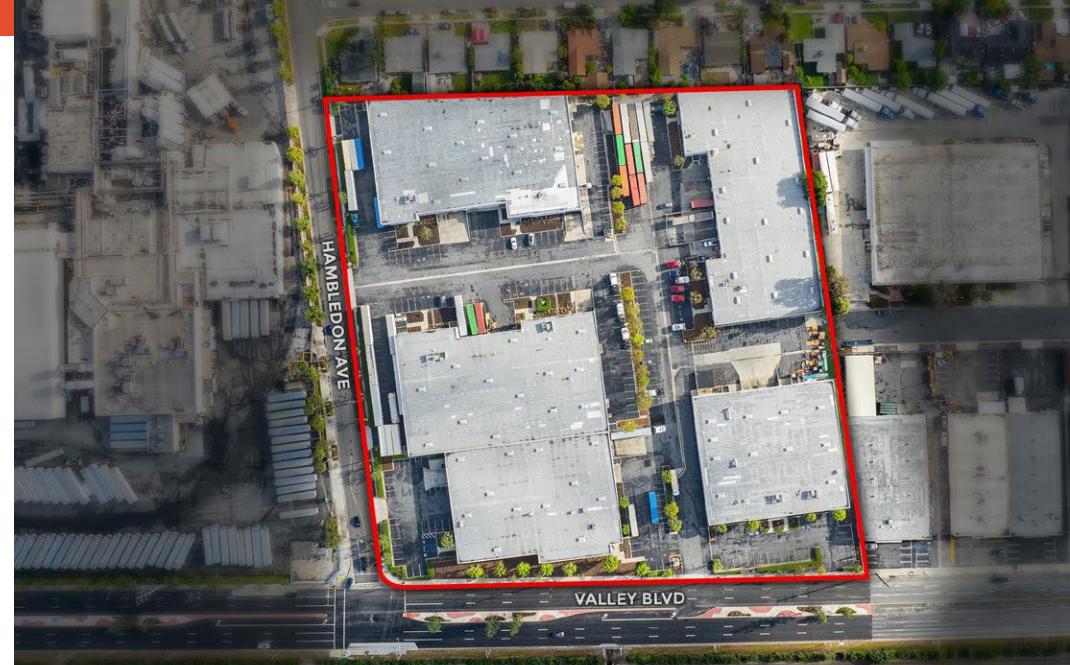
WELL LOCATED HIGH IMAGE BUSINESS PARK

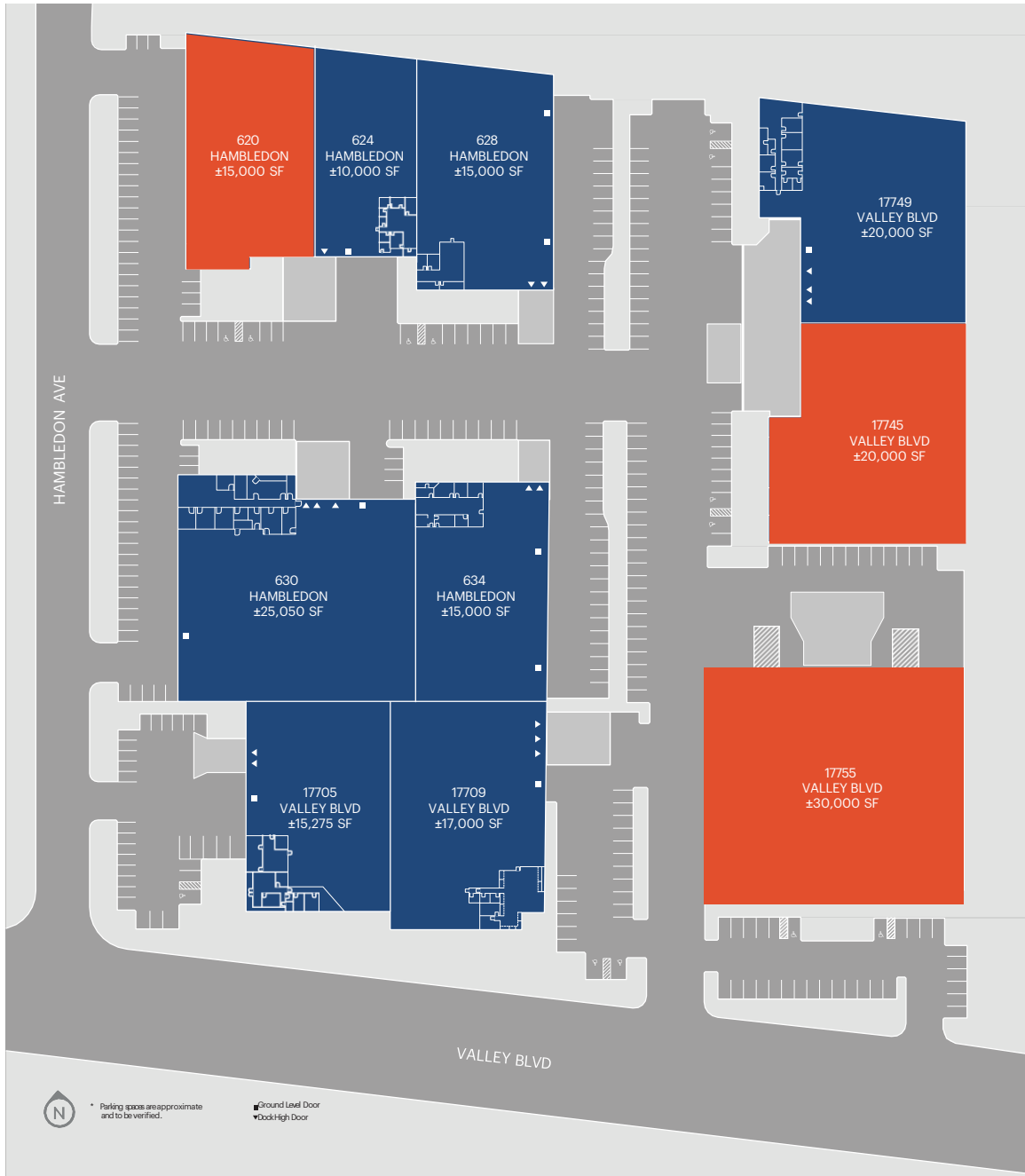
Hambleton Ave & Valley Blvd | City of Industry, CA



Property Highlights

- Institutionally owned
- 5 building industrial business park totaling 182,325 SF
- Spaces divisible from 10,000 SF to 30,000 SF
- Office area in each space
- Dock high & ground level doors in all units
- 0.415GPM/4,000 SF calculated sprinkler system
- Ample auto parking
- Gated / secure access possible
- Fully landscaped business park
- Immediate access to SR-60 freeway via Azusa Avenue
- Close proximity to I-605, I10 & SR-57 freeways
- Prime San Gabriel Valley location





CURRENT AVAILABILITIES

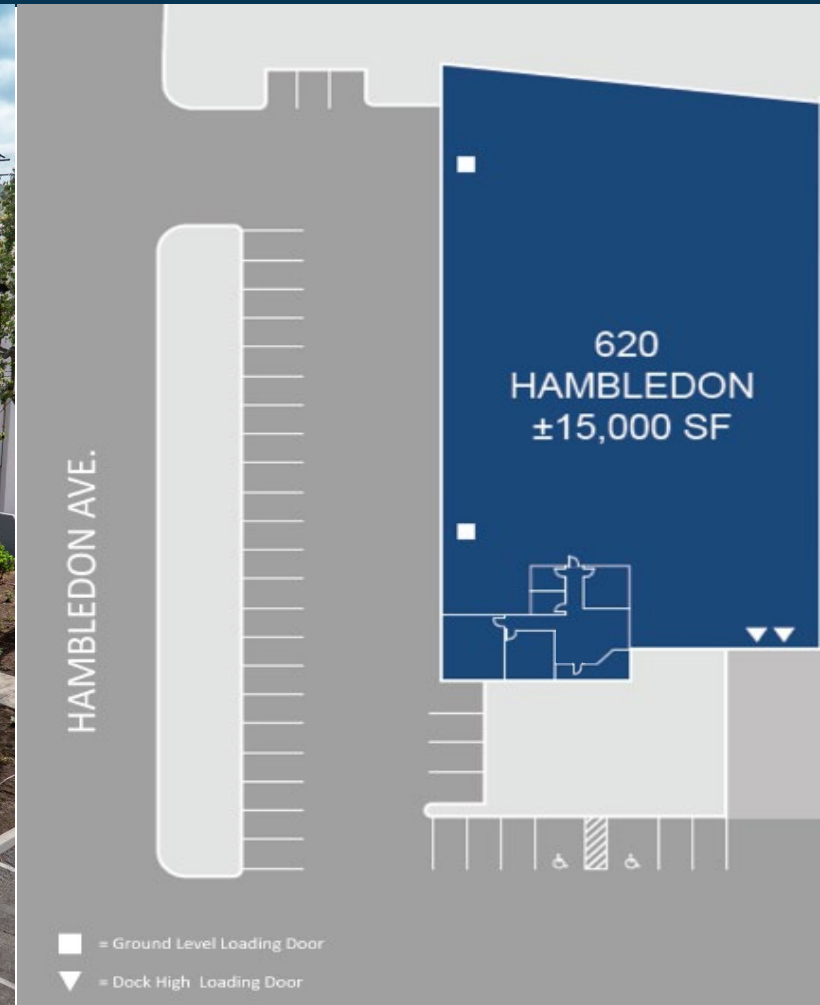
UNIT	SF	OFFICE	DH	GL	Available
620 Hambleton	±15,000 SF	±1,040 SF	2	2	Now
					<i>Power: 225 Amp, 277/480V</i>
					<i>Clear Height: 23' minimum</i>
17745 Valley Blvd	±20,000 SF	±3,012 SF	3	1	1/2025
					<i>Clear Height: 23' minimum</i>
17755 Valley Blvd	±30,000 SF	±2,582 SF	4	2	12/2024
					<i>Clear Height: 23' minimum</i>

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

620 S. Hambleton Ave, City of Industry

15,000 SF Available For Lease

Hambleton Business Park



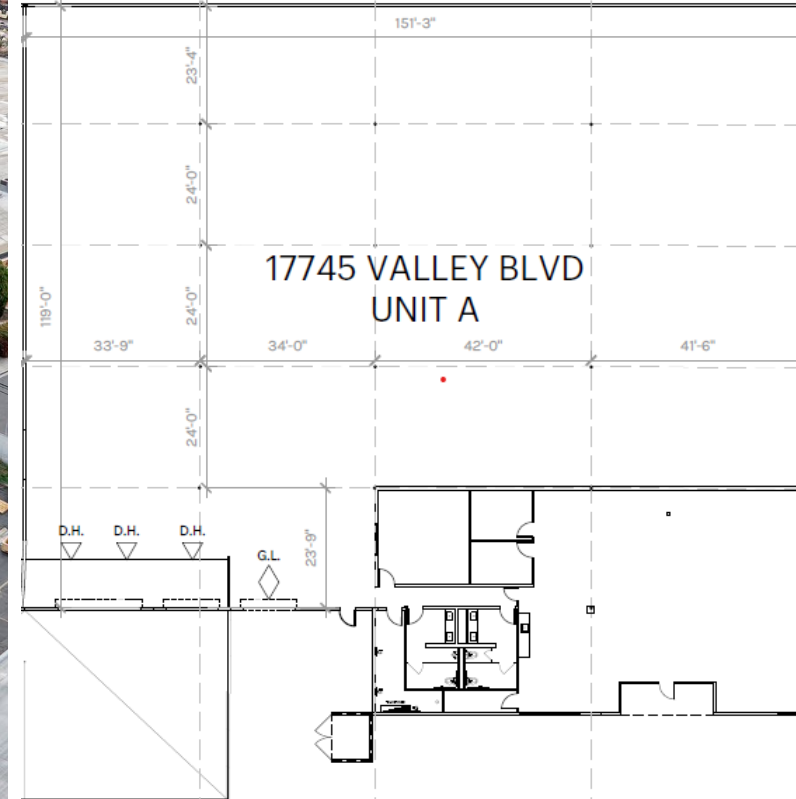
Property Highlights

- Institutional Ownership
- 15,000 SF unit
- 23' Minimum Clearance Height
- 1,040 SF Office Space
- 2 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

17745 Valley Blvd, City of Industry

20,000 SF Available For Lease

Hambledon Business Park



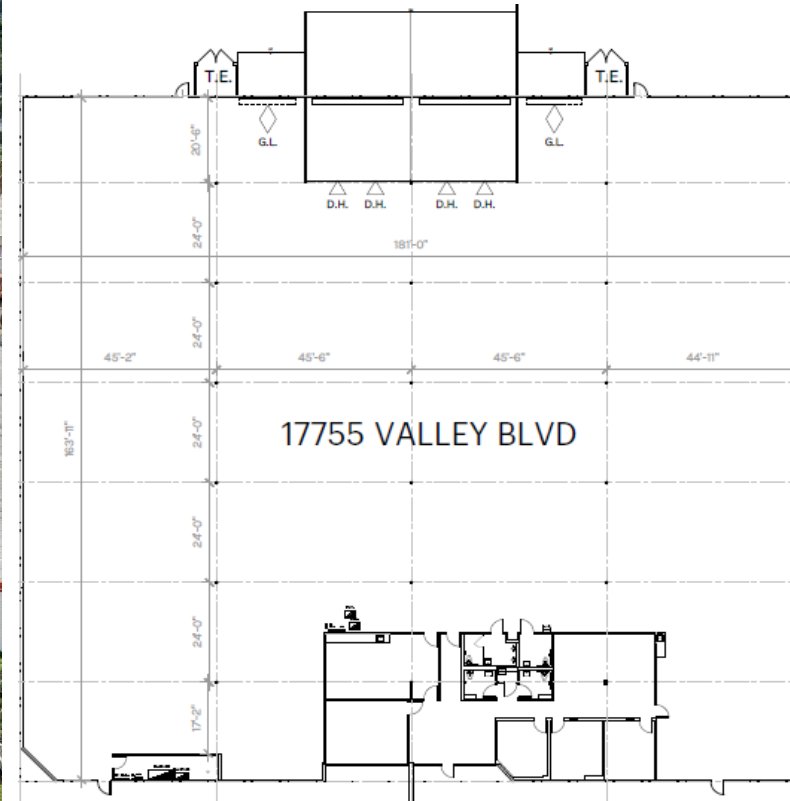
Property Highlights

- Institutional Ownership
- 20,000 SF unit
- 23' Minimum Clearance Height
- 3,012 SF Office Space
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

17755 Valley Blvd, City of Industry

30,000 SF Available For Lease

Hambledon Business Park



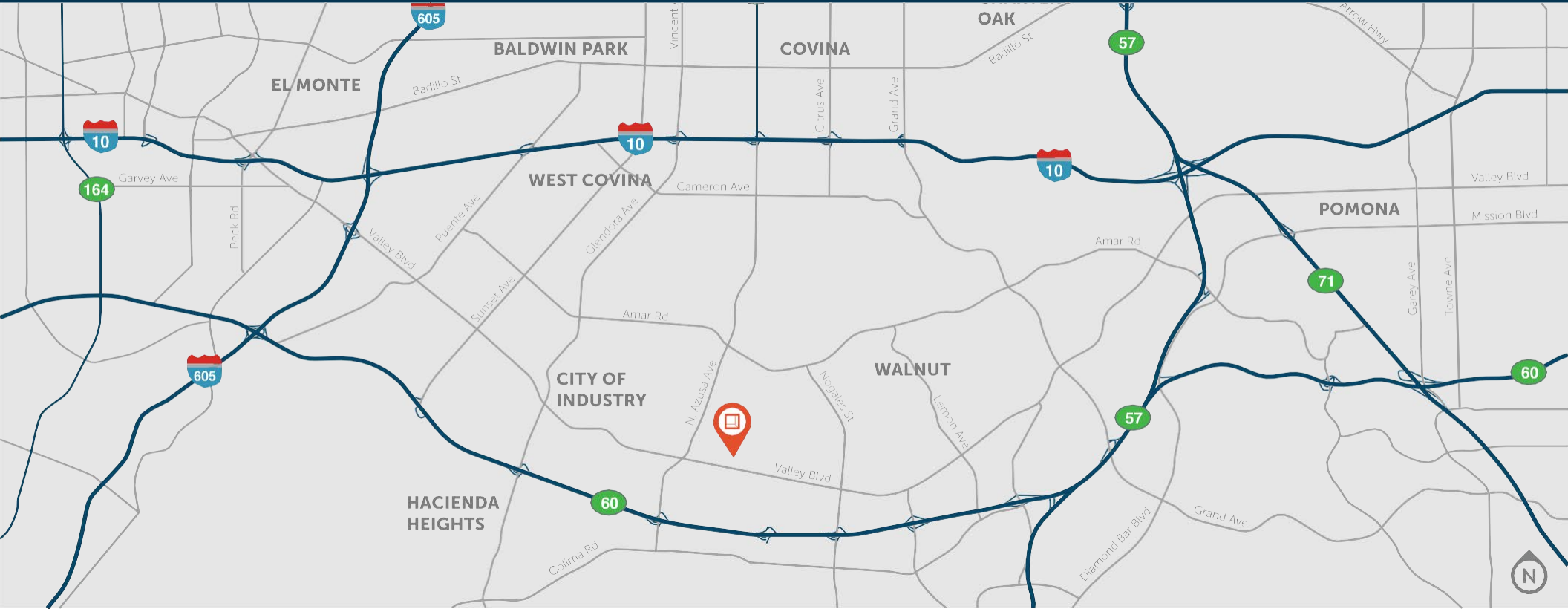
Property Highlights

- Institutional Ownership
- 30,000 SF Freestanding Building
- 23' Minimum Clearance Height
- 2,582 SF Office Space
- 4 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical



Location Highlights

Hambleton Business Park



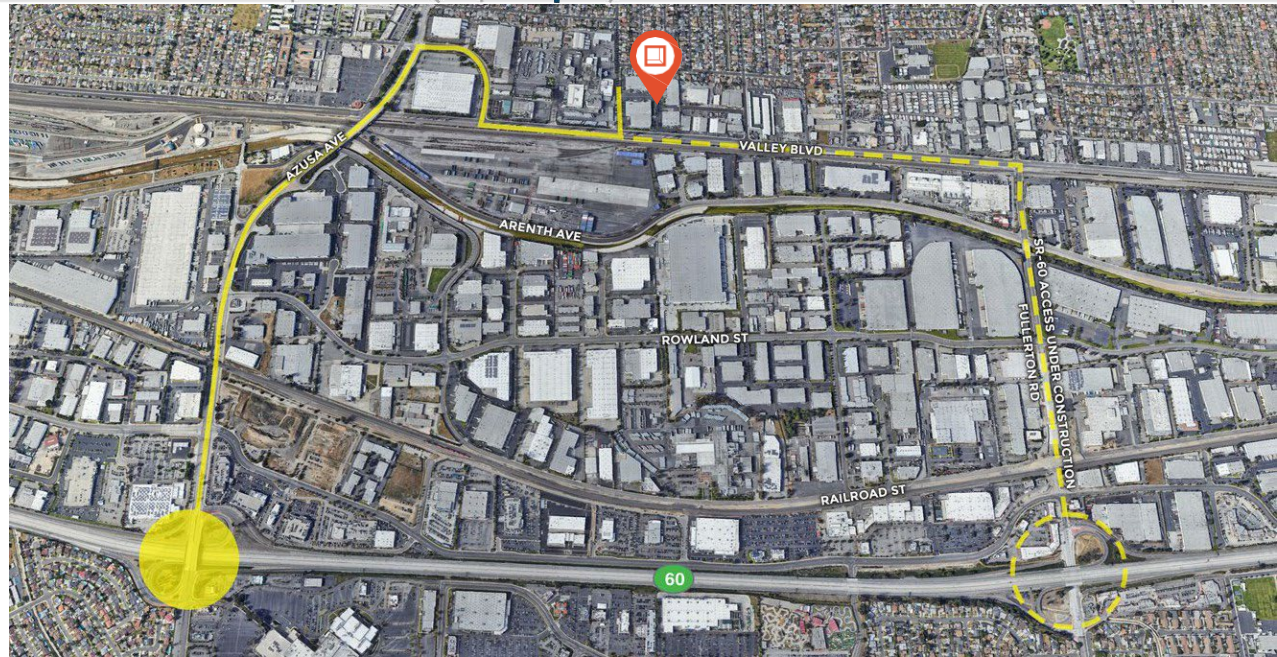
1.4 Miles
to UP Intermodal Yard –
City of Industry

19.1 Miles
to BNSF Railyard –
Commerce

22.5 Miles
to Ontario International
Airport

35.1 Miles
to Los Angeles
International Airport

34.5 Miles
to Ports of LA / Long
Beach





**Rexford
Industrial**

Leasing Contacts

RUSTIN MORK

Managing Director

+1 213 239 6181

rustin.mork@jll.com

LIC # 01448642

DANNY REAUME

Managing Director

+1 213 239 6065

danny.reaume@jll.com

LIC # 01901656



JLL Ontario | Inland Empire

3281 East Guasti Road, Suite 850

Ontario, CA 91761

jll.com

Jones Lang LaSalle Brokerage, Inc. License# 01856260

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