

19515-19605
E. WALNUT DRIVE N
CITY OF INDUSTRY, CA



EXECUTIVE SUMMARY

CBRE, Inc. is pleased to present the opportunity to occupy a high image freestanding industrial building totaling 260,000 square feet in the City of Industry. The building offers freeway visibility, 24' clearance, ample loading and convenient access to the Pomona Freeway (SR-60). The project is located in the San Gabriel Valley submarket, centrally located to logistically service the Southern California market.

PROPERTY HIGHLIGHTS

TOTAL SIZE:	±260,000 SF	CLEAR HEIGHT:	24'
OFFICE SIZE:	±16,362 SF	POWER:	4800 Amps, 277/480V
RAIL SERVED:	Union Pacific	SPRINKLERS:	0.415/4,000 GPM
LOADING:	34 dock high positions with 18 in-pit electric levelers, 1 EOD leveler and 2 ground level doors	YARD:	Yes - Secured
		LIGHTING:	LED
		TRAILER PARKING:	Additional 44 trailer stalls possible



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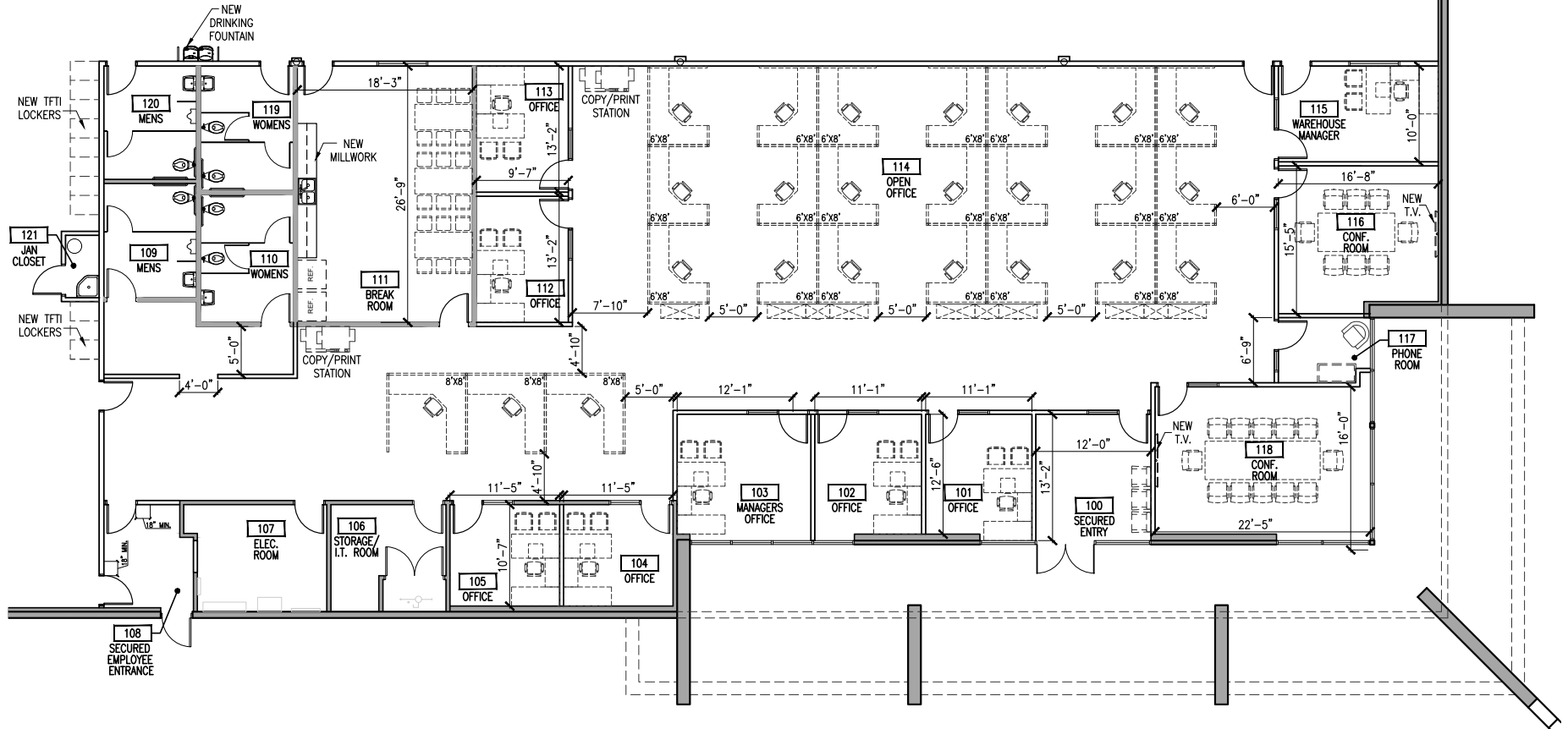
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CA



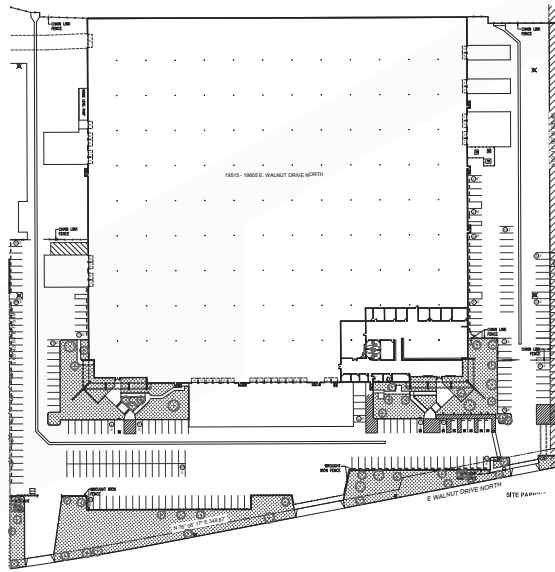
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CONCEPTUAL OFFICE PLAN

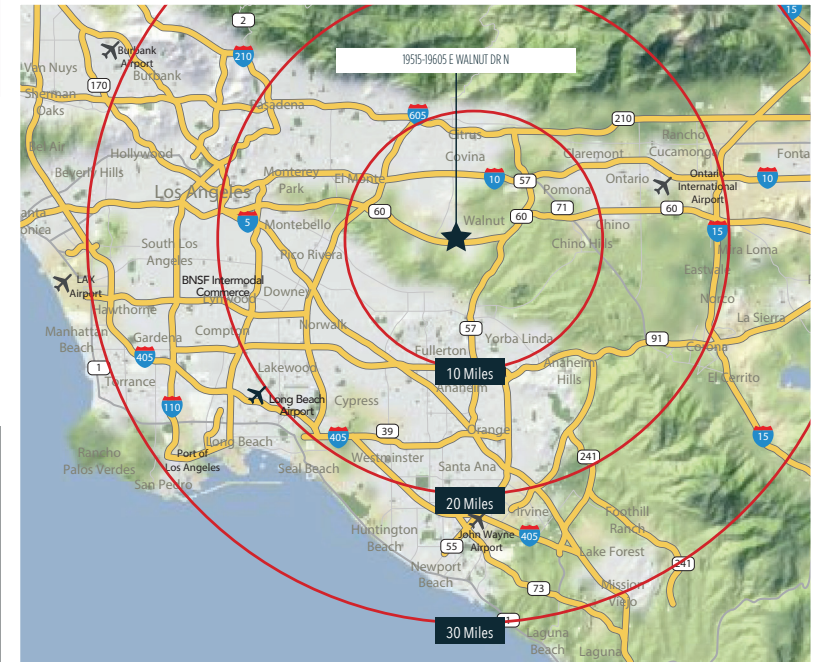
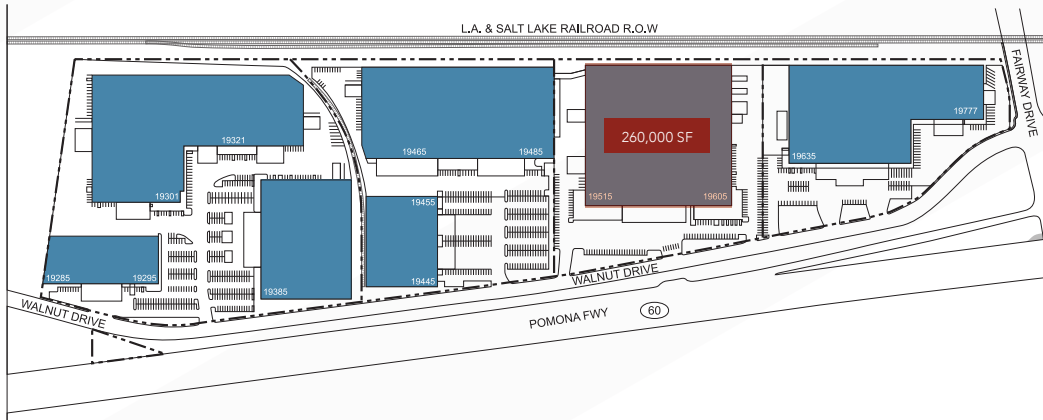
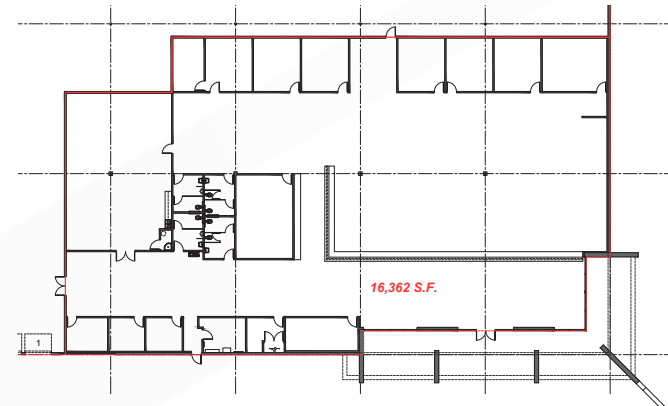
7,069 SF



SITE PLAN



OFFICE PLAN



Exclusively Represented by:

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