



INDUSTRY VALLEY CENTER



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For Sale/Lease Industry Valley Center

Industry Valley Center represents a rare opportunity to lease or purchase a brand new Class A freestanding industrial facility totaling 140,720 SF on 6.27 acres of land in one of California's strongest and most land-constrained submarkets. This highly functional industrial building is strategically located in the west San Gabriel Valley with frontage on Valley Blvd and access to SR-60, I-605, and I-10. It offers 40' minimum clearance, 14 dock high positions and heavy power (4,000 Amps).



14428 Valley Blvd. City of Industry, CA

±6.27

Acres

±140K

Square Feet

135'

Truck Depth

4,000

Amps

Project Highlights



Brand new state-of-the-art construction



±10,000 SF two-story office



±40' minimum warehouse clearance



Rear load building design with 14 dock high doors and 1 ground level door



3% Skylights



ESFR Sprinklers



Convenient access to SR-60, I-605, and I-10 Freeways



191 car parking stalls



100% secured truck yard with two gated entrances



Warehouse Lights: LED, 20FC



8" Slab

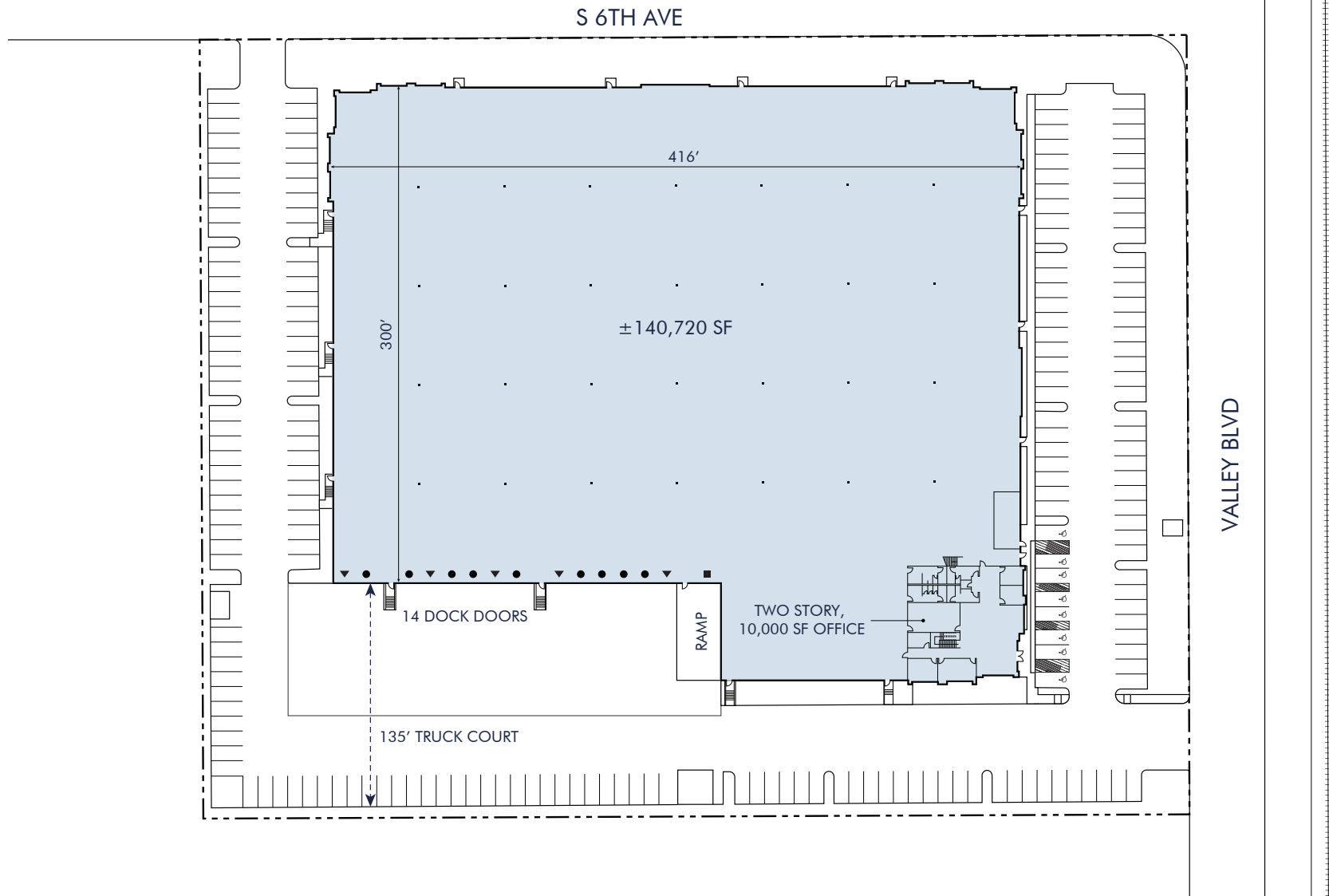


Column Spacing: 56' x 60'

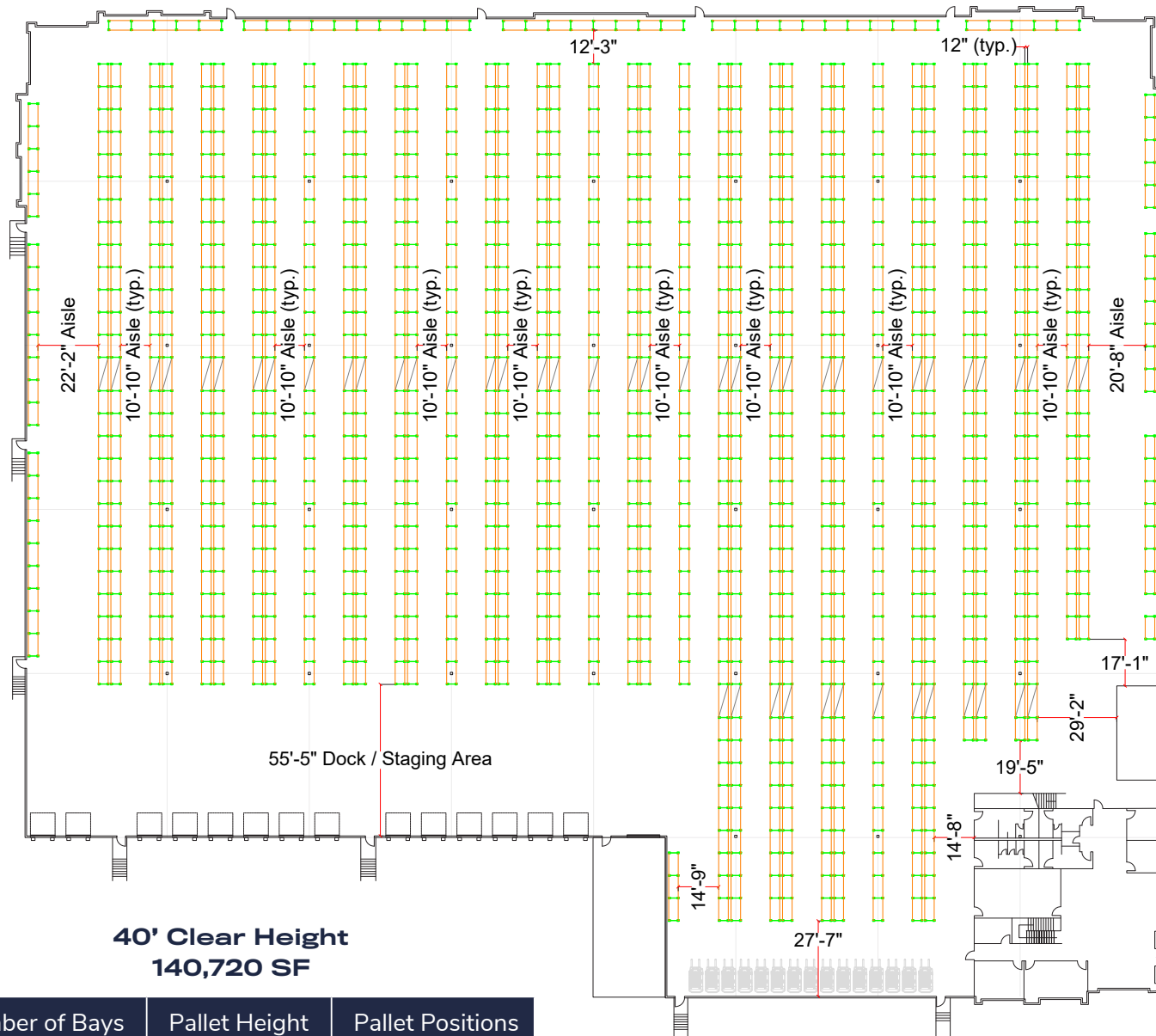
Site Plan

140,720 SF

- ▲ Dock Doors
- Dock Doors with levelers
- Drive-In Doors



Racking Plan



Number of Bays	Pallet Height	Pallet Positions
1,176	54"	16,364
	68"	14,112
	88"	11,710

Location

Direct Access To 60, 605 & 10 Freeways



San Gabriel Valley

- » Central infill location
- » Quick access to Ontario, LAX, Orange County and Burbank airports
- » Leading educational institutions, Caltech & Cal Poly Pomona
- » Land constrained market with strong barriers to entry
- » Diverse, skilled workforce
- » Superior transportation and business infrastructure
- » Substantial growth in international trade
- » Proximity to the Ports of LA and Long Beach





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