

# FOR SALE



**36711 HIGHWAY 60, BEAUMONT, CA 92223**

**±158,112 SF PROPOSED FREESTANDING INDUSTRIAL BUILDING**



**LEE & ASSOCIATES**  
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# PROPERTY HIGHLIGHTS

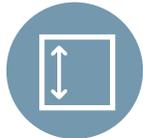
- ±158,112 SF Industrial Space Available
- Situated on ±11.16 Acres
- ±5,000 SF of Office Space (Verify)
- Twenty-Five (25) Dock High Loading Door
- Two (2) Ground Level Doors
- Direct Frontage on 60 Freeway
- Professional Business Park in Beaumont Logistics Center



**±158,112 SF**  
TOTAL SPACE AVAILABLE



**2,000 AMPS**  
277/480 VOLTS POWER



**30'**  
CLEAR HEIGHT



**25 DOCK HIGH**  
LOADING DOOR

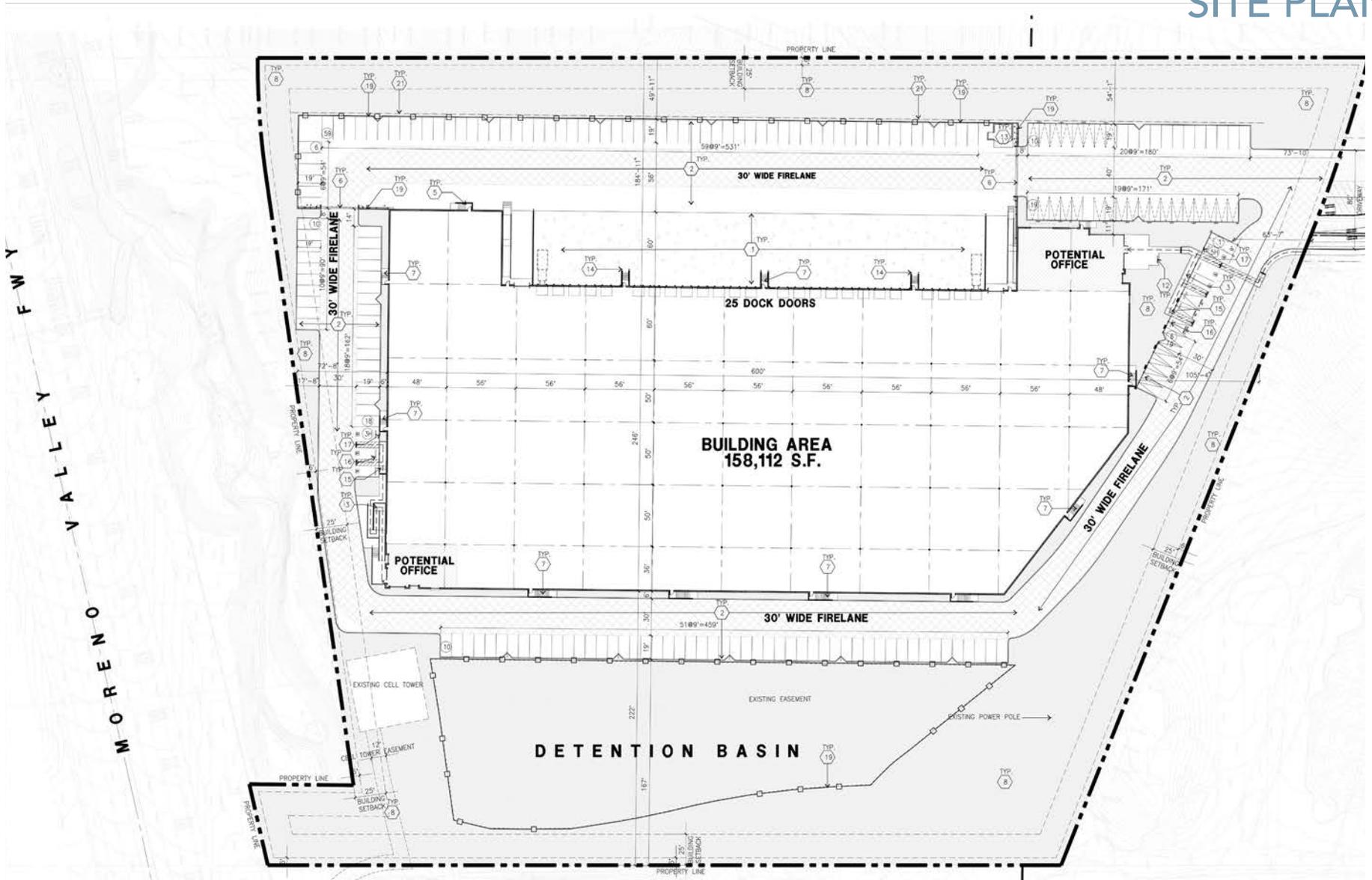


**171**  
PARKING STALLS



**SPRINKLERED**

SITE PLAN





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