



FOR LEASE

SUITES RANGING FROM $\pm 8,000$ - $\pm 20,000$ SF

BRISTOL CENTER -
9441 N OPAL AVE
MENTONE, CA

INDUSTRIAL SUITES

Available

Dock High Loading
Ample Trailer Parking
Heavy Power

FOREMOST
COMMERCIAL



Keith Bua
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Jeremy Trotter
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Foremost Commercial Real Estate Services. RE Liscence #01982156

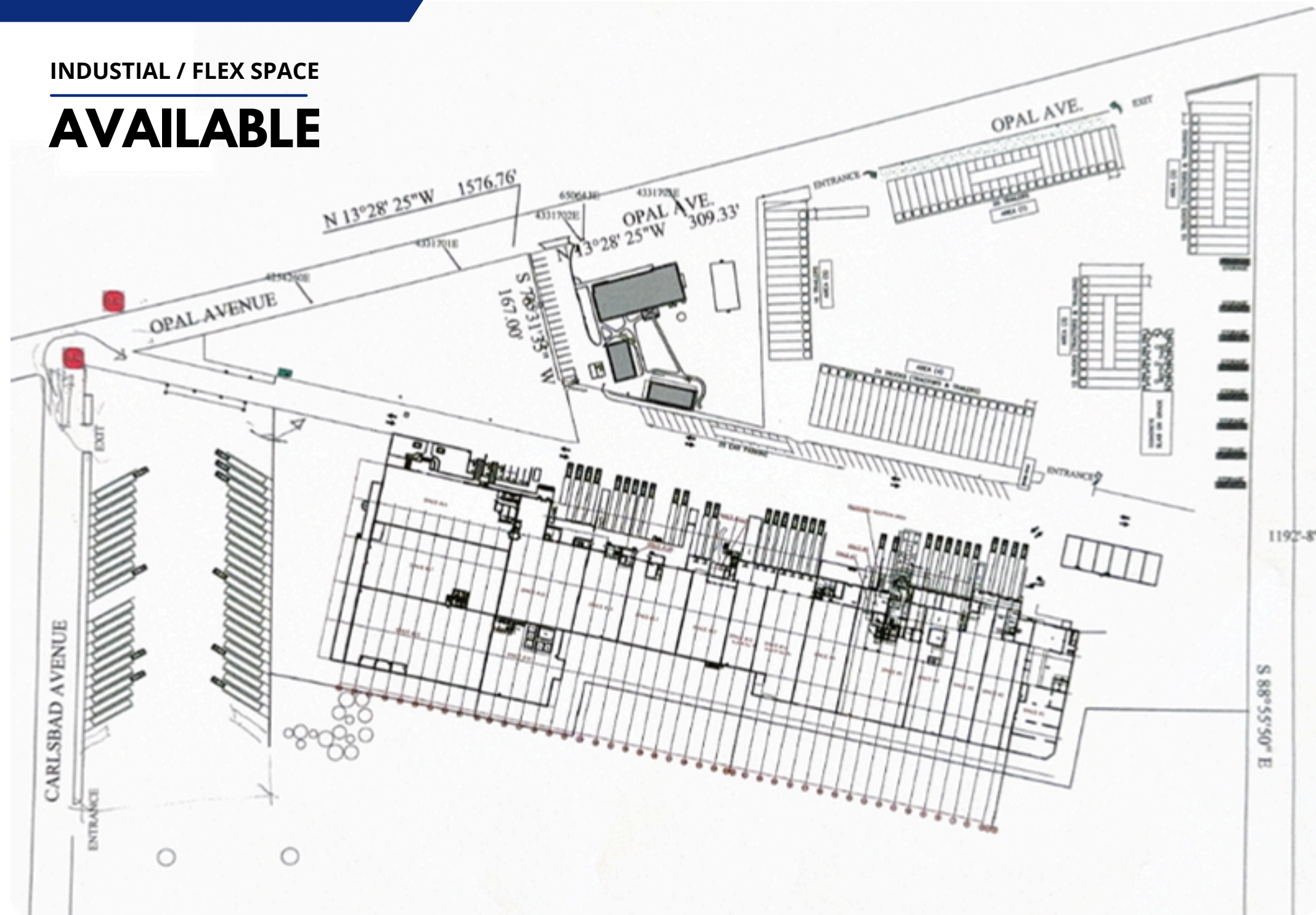
BRISTOL CENTER
9441 N OPAL AVE
MENTONE, CA

PROPERTY OVERVIEW MAP

DESIGNED FOR EFFICIENT ACCESS, LOADING, & OPERATIONS

INDUSTIAL / FLEX SPACE

AVAILABLE



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BRISTOL CENTER
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Secure, High-Capacity Industrial Hub

Ideal for Logistics,
Manufacturing & Truck Access
Near Airport



Space No.	Size (SQ FT)	Dock High Doors	Ground Level Doors	Notes
1st Flr - Suite Penthouse	1,700-2,000	0	1	Several Offices, Restroom(s), Balcony, Scenic View
2	8,100	2	1	200 SF Office, Restroom(s)
4	6,280	3	1	200 SF Office, Restroom(s)
11	6,280	3	1	Partitioned Offices, Restroom(s), Manufacturing Space
15	15,174	3	1	150 SF Office, Restroom(s)
18	18,000	3	1	150 SF Office, Restroom(s)
19	10,400	0	1 (16'x 16'), 2 (10' x 10')	1,000 SF Office, Restroom(s), Oversized Doors, Heavy Power, Manufacturing Space
Trailer Praking	TBD	N/A	N/A	100+ spots available



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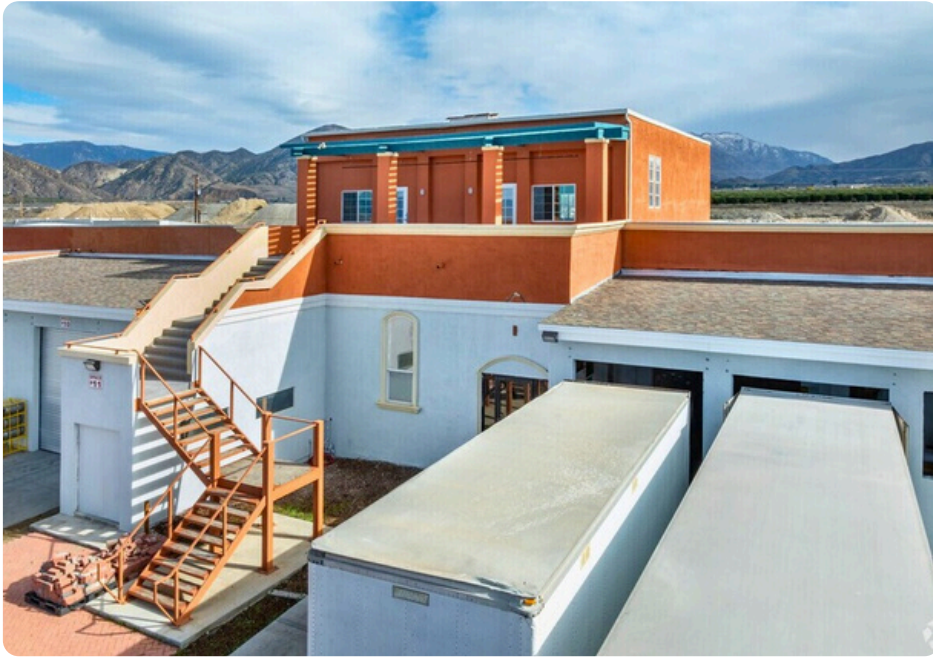
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- Dock High & Ground Level Loading
- 480V 3-Phase Power
- 16' - 20' Clear Height

BRISTOL CENTER

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Mentone, CA

- Private Yard Space
- Flex/ Manufacturing
- Multi-Tenant Industrial



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