

140

N Orange

City of Industry,



LARGE PRIVATE & SECURED YARD

NEW INSTITUTIONAL OWNERSHIP

1-5 Year Term Available | Free Rent | Moving Allowance

**AVAILABLE NOW
FOR LEASE
±124,397 SF**



HIGH STREET
LOGISTICS PROPERTIES

STREAM



Property

HIGHLIGHTS

- ±5.25 Acres
- 22-24' Warehouse clearance
- ±106' Truck court depth
- Fully secured yard with drive-around capability
- Outdoor storage for containers and goods
- Two access points
- 169 Parking spaces
- 3,000 Amps (potentially expandable)
- 13 Dock high doors
- Two (2) additional dock high knock outs
- One (1) ground level door (oversized)
- ±20,398 SF of two-story office
- Up to 10 trailer stalls
- 0.33/3,000 Sprinkler system
- Column spacing (40' x 62') and (52' x 62')
- Existing solar panels on the roof with the ability for tenants to save up to 9% on electrical costs
- Close proximity to 60, 605 and 10 freeways
- APN# 8203-032-019

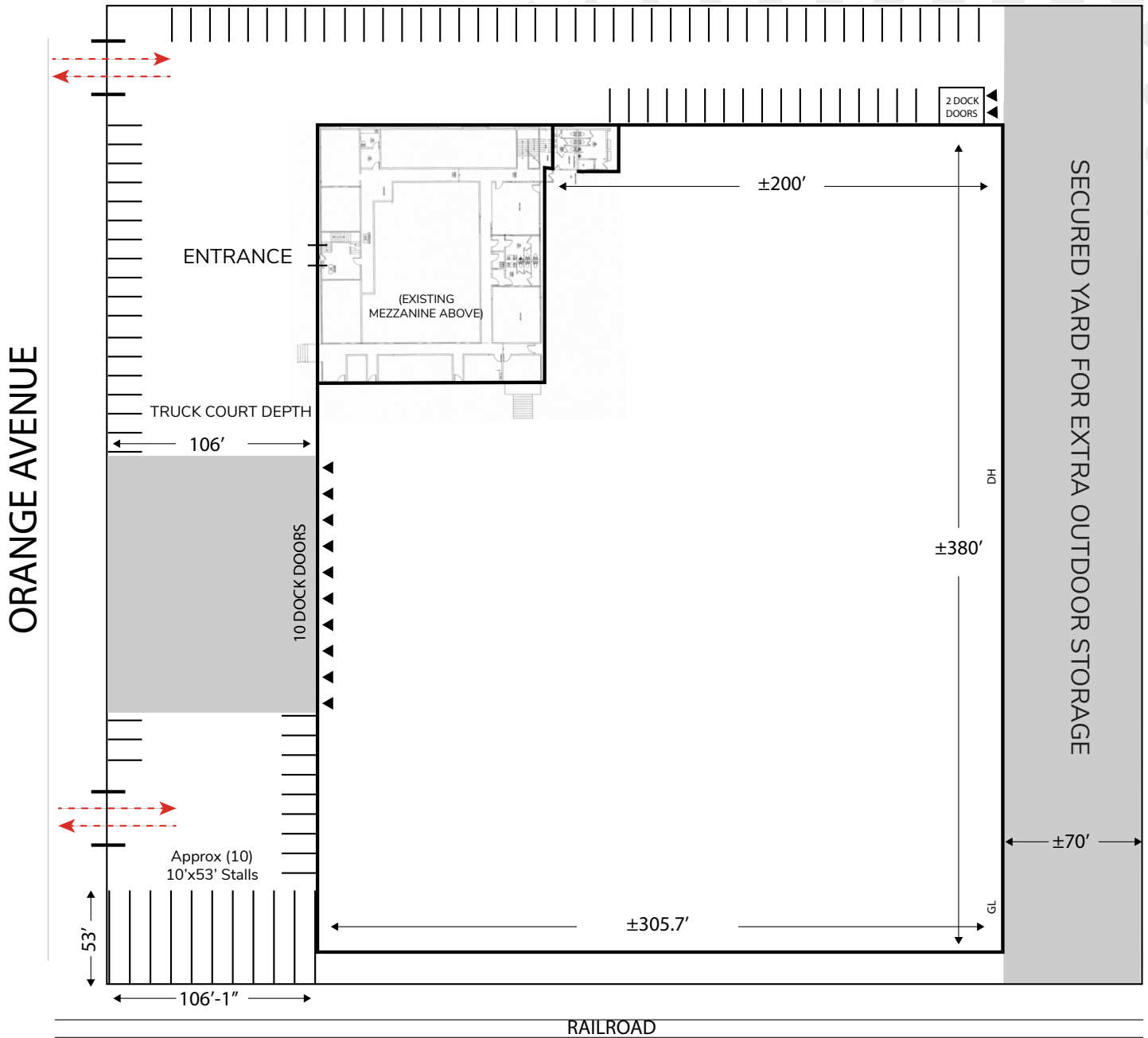


Market-ready improvements complete!

- New parking lot and new concrete truck court
- LED lighting
- Refurbished office
- New exterior and interior paint
- Upgraded landscaping and perimeter fencing

Site

PLAN



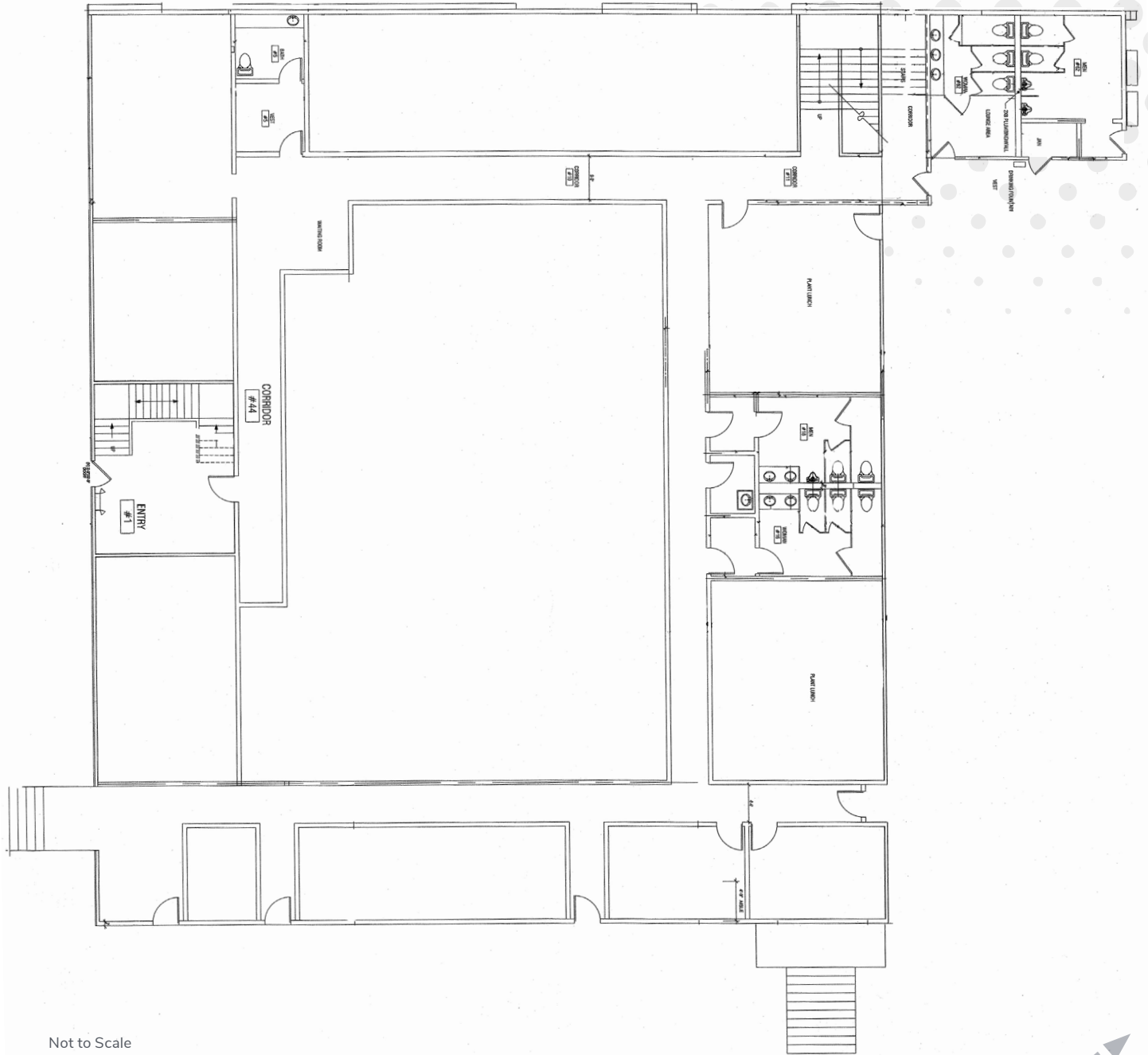
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VALLEY BLVD



Office

PLAN



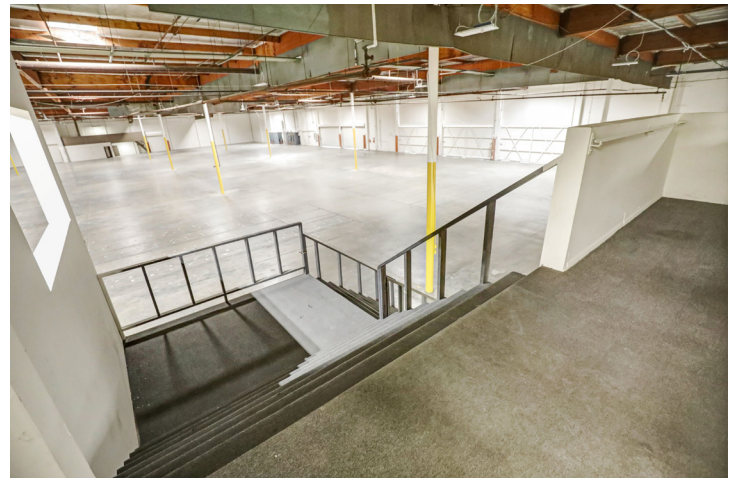
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Photo GALLERY

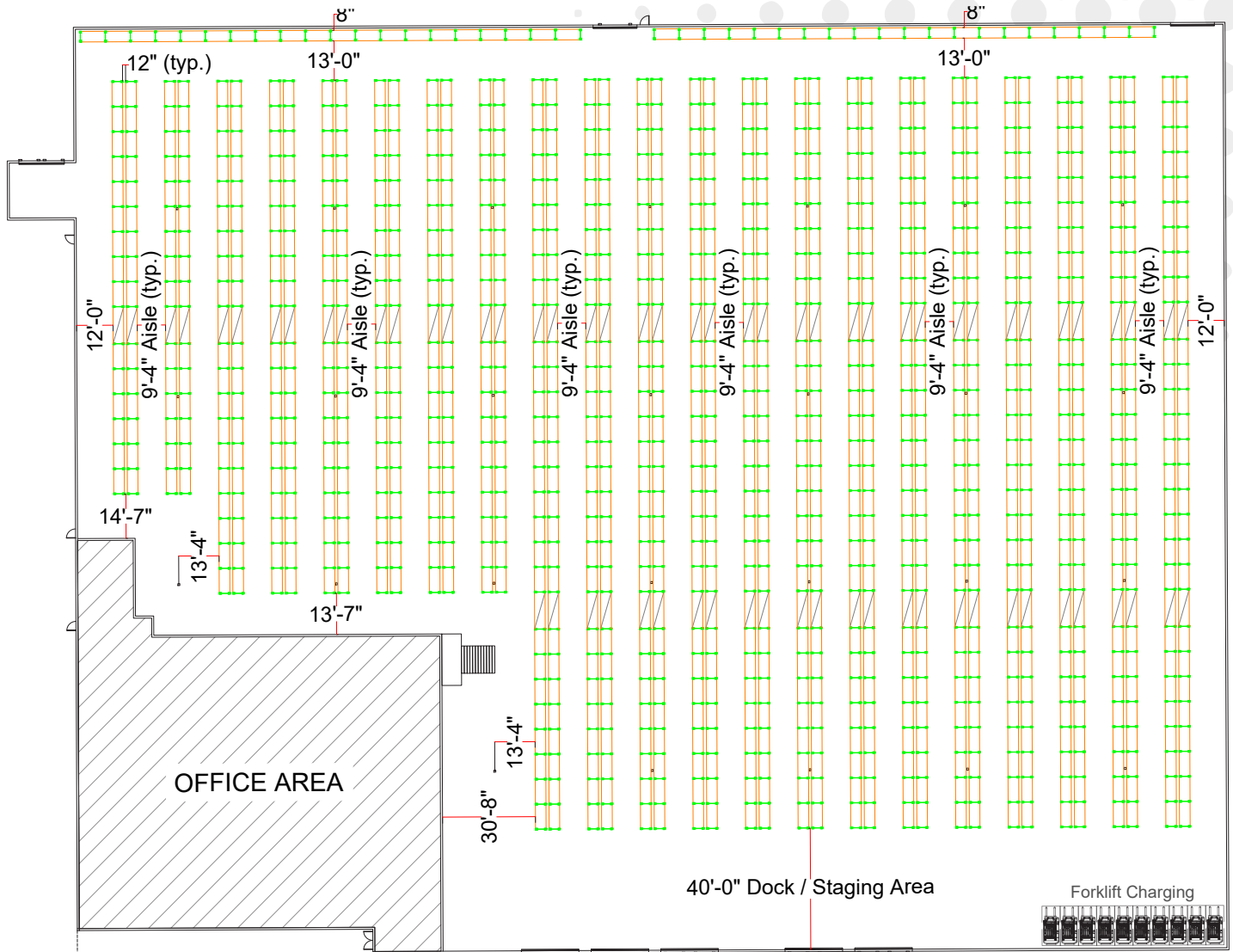


Photo GALLERY



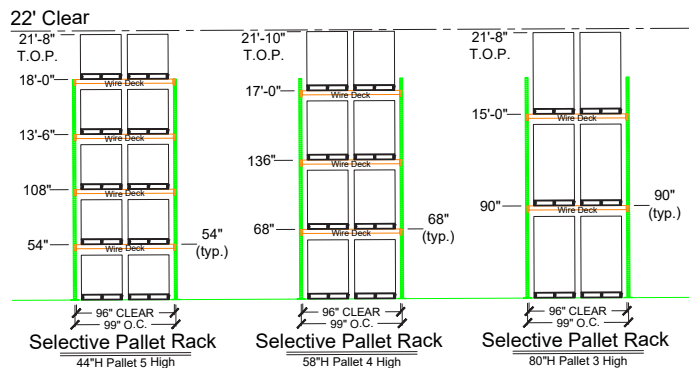
Sample Racking

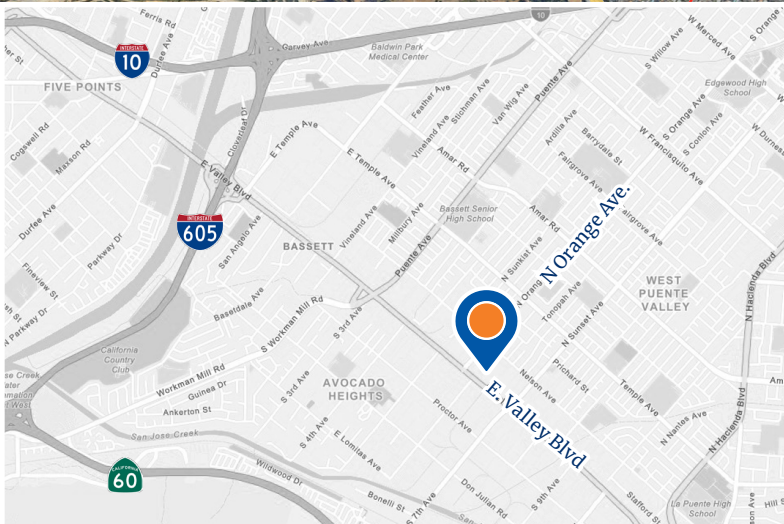
PLAN



22-24' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
1,098	44"	10,708
	58"	8,444
	80"	6,384





For more information, please contact:

Brad Yates, SIOR®
EXECUTIVE VICE PRESIDENT
brad.yates@streamrealty.com
909.970.6204
Lic. 01708615

Stefan Pastor, SIOR®
EXECUTIVE VICE PRESIDENT
stefan.pastor@streamrealty.com
909.970.6203
Lic. 01903973

Trevor Wright
VICE PRESIDENT
trevor.wright@streamrealty.com
T 909.456.0697
Lic. 02130999

200 Main Street, Suite 100, Corona, CA | www.streamrealty.com

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