

GOOD IS REDUCED TRANSPORT COSTS

GREAT IS WHAT YOU DO FROM HERE

Goodman Logistics Center El Monte
4250- 4228 Shirley Avenue, El Monte, CA


MAKING
SPACE
FOR
GREATNESS



MARKET-LEADING SPECIFICATION

Goodman Logistics Center El Monte offers **363,417 s.f.** logistics space developed to a LEED Certified building specification.

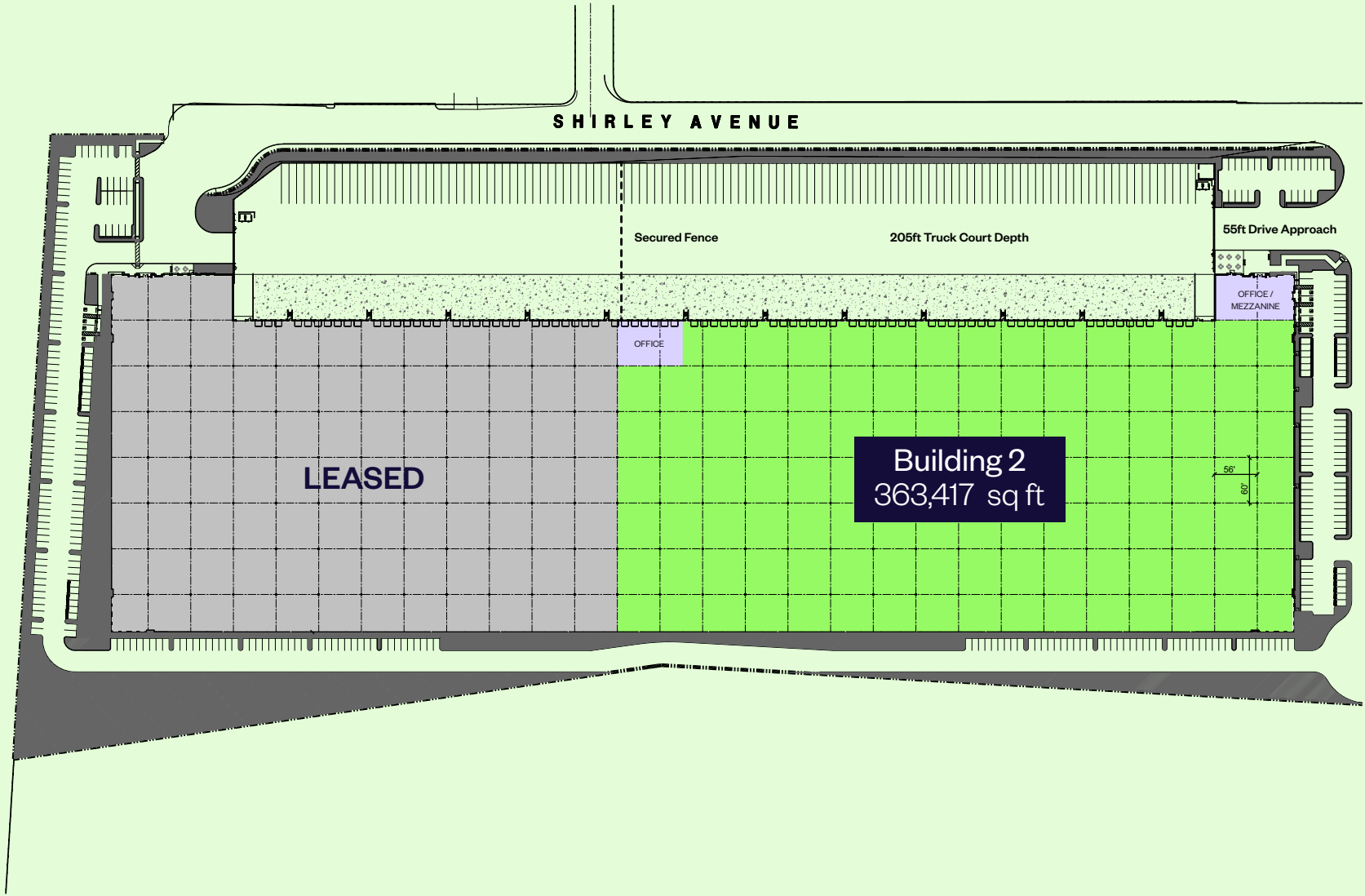
Benefiting from 36ft clear height and 205ft truck court depth, the property is designed for maximum efficiency and flexibility and includes the following features:

-  36' clear height
-  Secured yard
-  45 dock doors
-  225 car parking spaces
-  1 grade level door
-  3,200A 277/480v 3 Phase Power (Expandable to 4,000A)
-  72 trailer parking stalls
-  Solar ready roof
-  205 ft truck court depth
-  Electric car charging points
-  4,800 sqft first floor main office
-  LEED Certified building
-  4,376 sqft finished mezzanine office
-  1,820 sqft shipping office



GLC EL MONTE SITE PLAN

BUILDING 2	±363,417 sq ft
Clear height	36'
Power	3,200A 277/480v 3 Phase Power (Expandable to 4,000A)
Dock doors	45 doors
Trailer parking	72 stalls
Truck court depth	205'
Car parking	224 spaces
Grade level doors	1 door
First floor main office	4,800 sq ft
Finished mezzanine office	4,376 sq ft
Shipping office	1,820 sq ft



OFFICE AND MEZZANINE
WAREHOUSE

VIEW FROM ABOVE

Campus view – Goodman Logistics Center El Monte



Space for unlimited potential



Goodman Logistics Center El Monte - Building 2 offers 363,417 sqft for lease. Strategically located less than one mile from the I-10 and four miles west of the I-605. This modern facility is constructed with a flexible and sustainable design, catering to a range of potential uses well suited for logistics and e-commerce customers.



1MI
to I-10 freeway



4MI
to I-605 freeway



24MI
to Port of Los Angeles and Long Beach



22MI
to Los Angeles International Airport

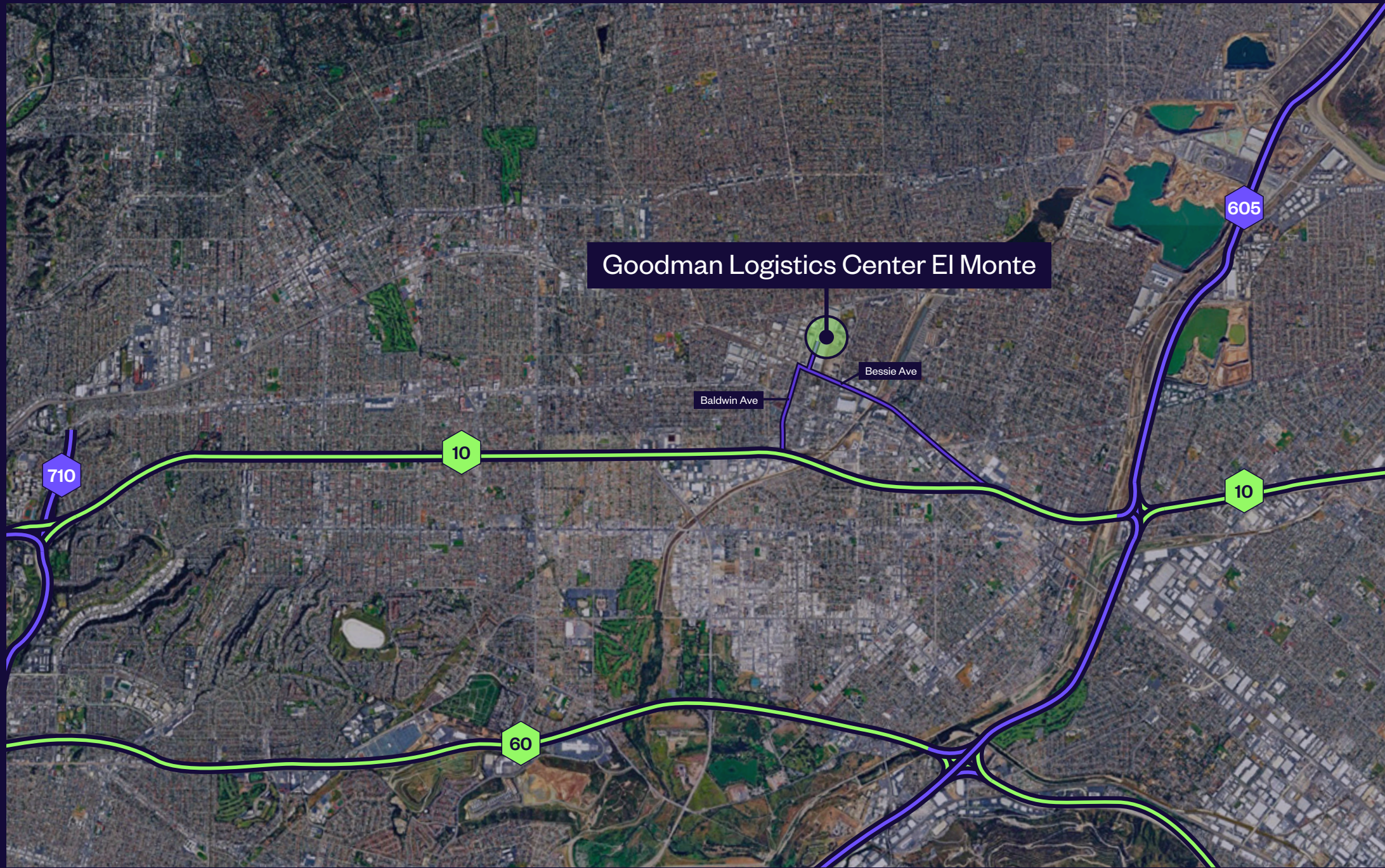
LOCATION

Customers enjoy excellent freeway connectivity to key routes, with direct access to the 10, and 605 Freeways.

The Goodman Logistics Center El Monte is strategically located in the San Gabriel Valley submarket – a centralized location between Central LA, the Inland Empire, Orange County and the Ports of Los Angeles & Long Beach.



ACCESS



Goodman Logistics Center El Monte

710

10

605

Bessie Ave

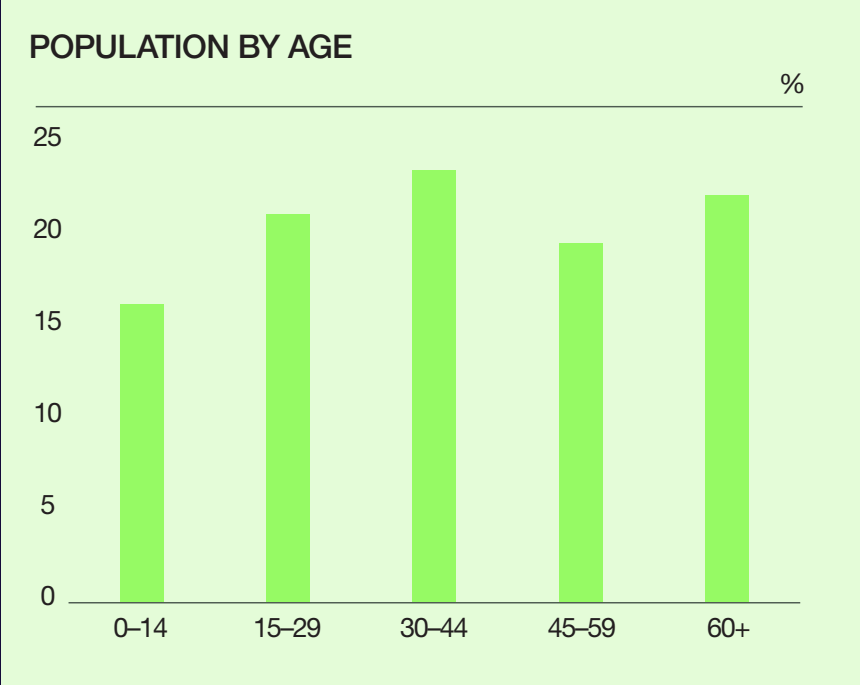
Baldwin Ave

10

60

KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



TOTAL POPULATION

12.3^m



TOTAL HOUSEHOLDS

4.3^m



AVERAGE HOUSEHOLD SIZE

2.82^{people}



AVG. DISPOSABLE INCOME

\$94,007



TOTAL DISPOSABLE INCOME

\$401.0^{bn}



WEALTH INDEX

112

TOTAL SPEND ON:



FOOTWEAR

\$2.6^{bn}



CLOTHING

\$12.2^{bn}



FOOD AT HOME

\$37.1^{bn}



NUM. ORDERED ONLINE

\$8.8^{bn}



RETAIL GOODS

\$153.9^{bn}



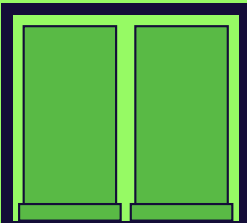
PERSONAL CARE

\$2.9^{bn}

All currency in USD. Source: Esri and Michael Bauer Research

BUILDING 2 RACKING PLAN

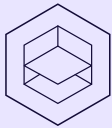
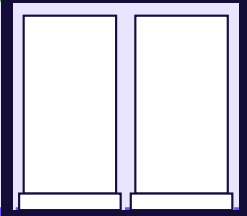
36'
CLEAR



43,752
64" PALLETS

**50%
MORE
THAN 30'**

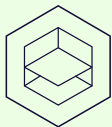
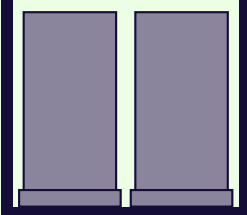
30'
CLEAR



28,988
64" PALLETS

**102%
MORE
THAN 24'**

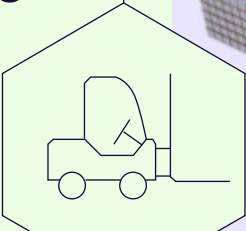
24'
CLEAR



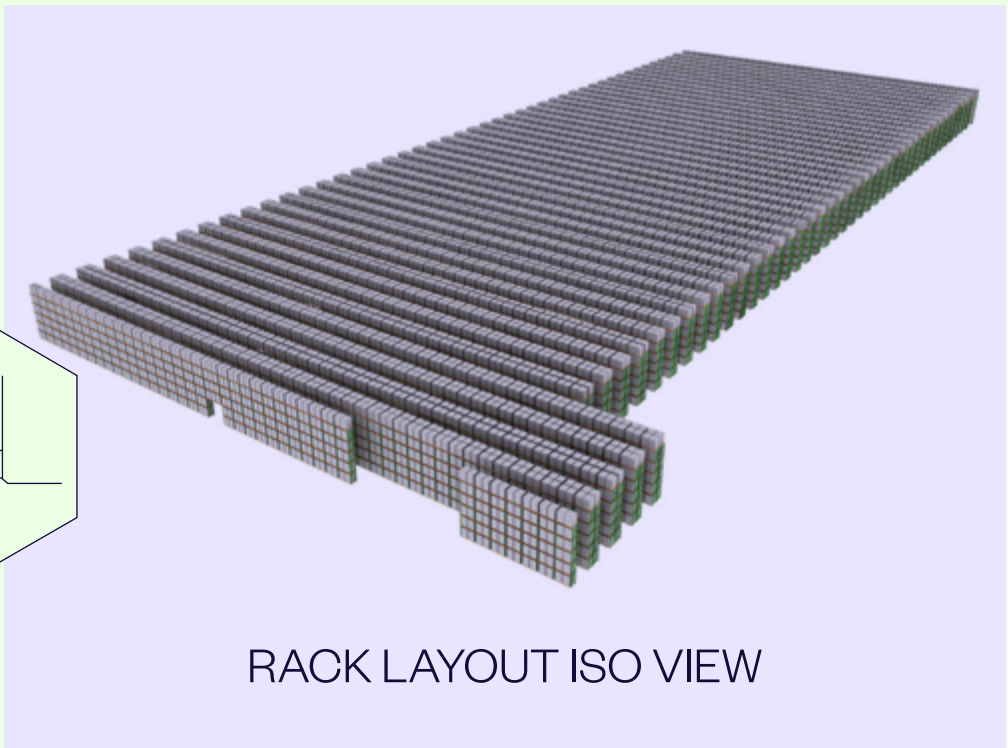
21,606
64" PALLETS

ASSUMPTIONS

5'
PALLETS



6'
RACK OPENING
BEAM TO BEAM



RACK LAYOUT ISO VIEW

6'

5'

DRAFT RACKING PLAN

4228 SHIRLEY
AVENUE

OF PALLET
POSITIONS

36' CLEAR
363,417 SF

43,752

IF 30' CLEAR
363,417 SF

28,988

IF 24' CLEAR
363,417 SF

21,606

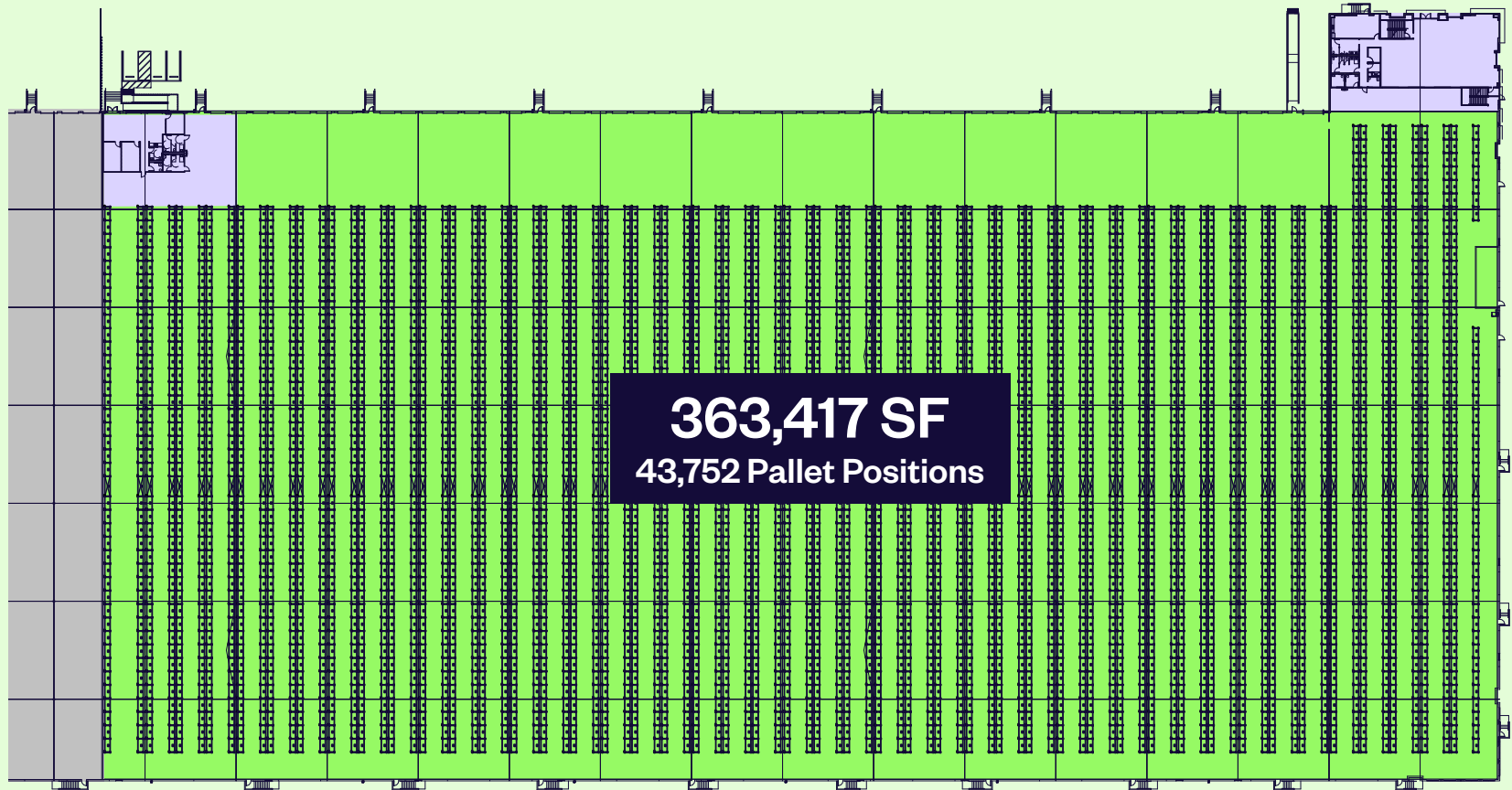
ASSUMPTIONS

5'

PALLETS

6'

RACK OPENING
BEAM TO BEAM



363,417 SF
43,752 Pallet Positions

OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$50.5 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

SERVICE

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.



SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.

Safety in design

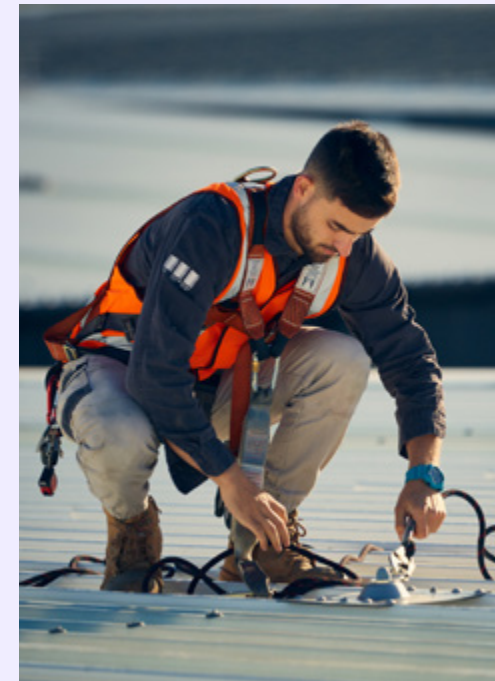
- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.



CONTACT US



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