

**FOR LEASE**

# OMP



## OMP Industry

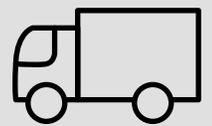
15006 Nelson Ave | City of Industry, CA

<b>BUILDING SIZE:</b>	147,100 SF
<b>LOT SIZE:</b>	8.8 Acres (382,713 SF)
<b>COVERAGE:</b>	39.4%
<b>ZONING:</b>	Manufacturing (M1)
<b>CLEAR HEIGHT:</b>	36'
<b>OFFICE:</b>	10,000 SF
<b>POWER:</b>	1,500 Amps (expandable to 3,000)
<b>DOCK DOORS:</b>	22
<b>GRADE LEVEL DOORS:</b>	2
<b>AUTO PARKING:</b>	218 Stalls
<b>TRAILER PARKING:</b>	82 Stalls
<b>TRUCK COURT:</b>	135' plus additional trailer lot
<b>SPRINKLERS</b>	ESFR, K-25 heads



### 8.8 ACRES

Located in the City of Industry



### LARGE YARD

Excess Trailer Parking



### EXPANDABLE POWER

1,500 Amps to 3,000 Amps



### EASY ACCESS

to 10, 60 and 605 Freeways

## Pallet Positions

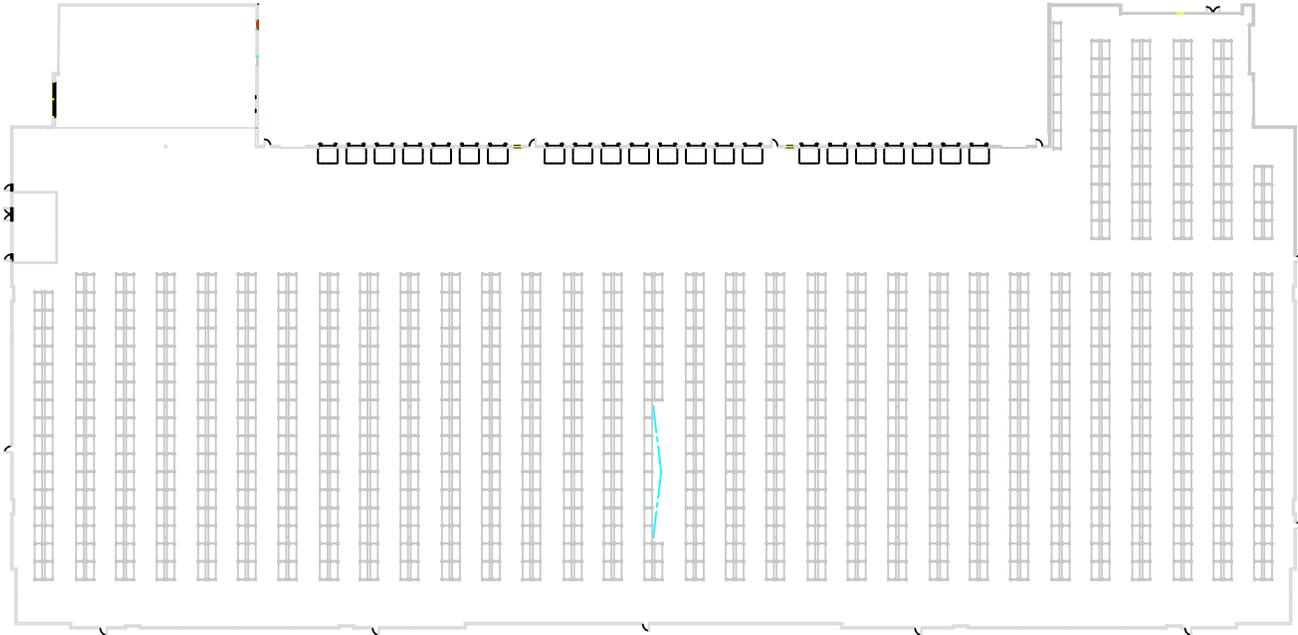
56": 13,800

64": 11,500

Contact: Greg Hanoian

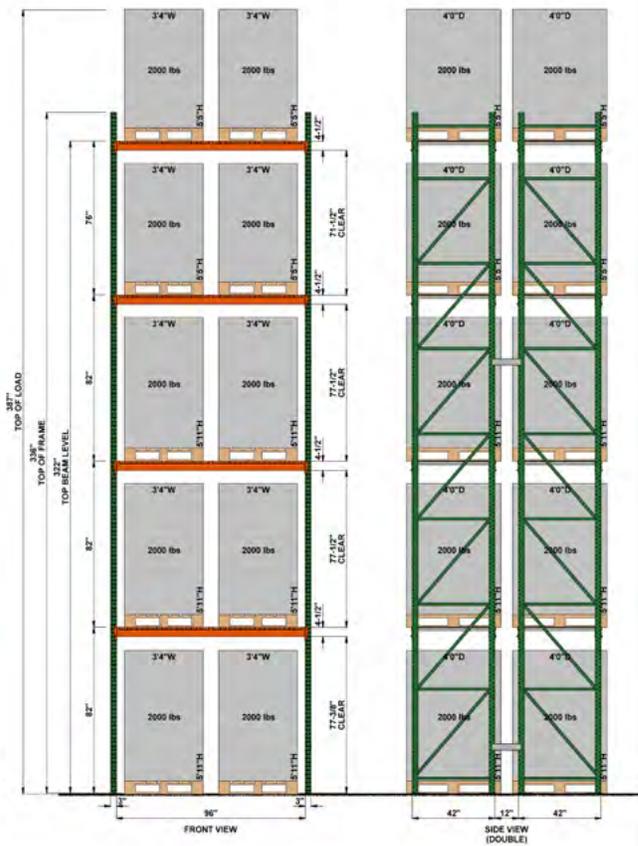
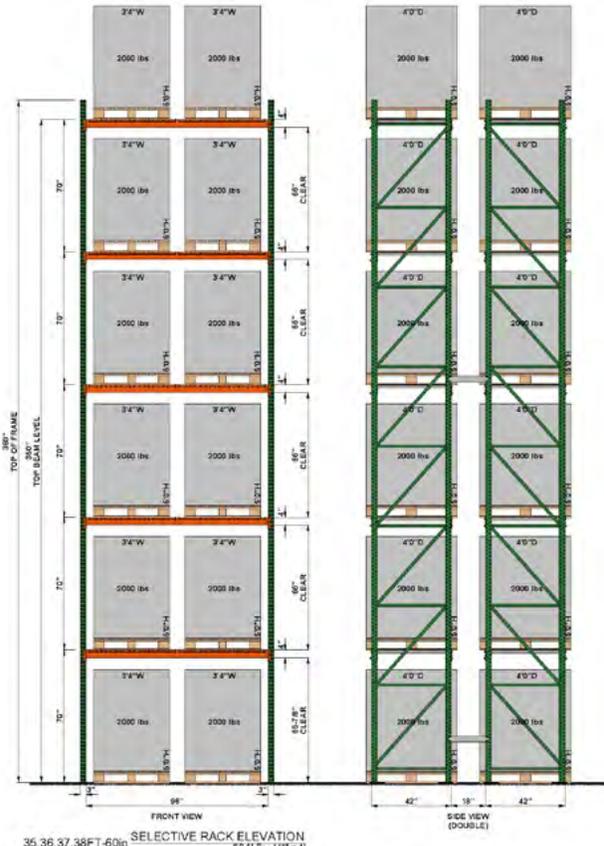
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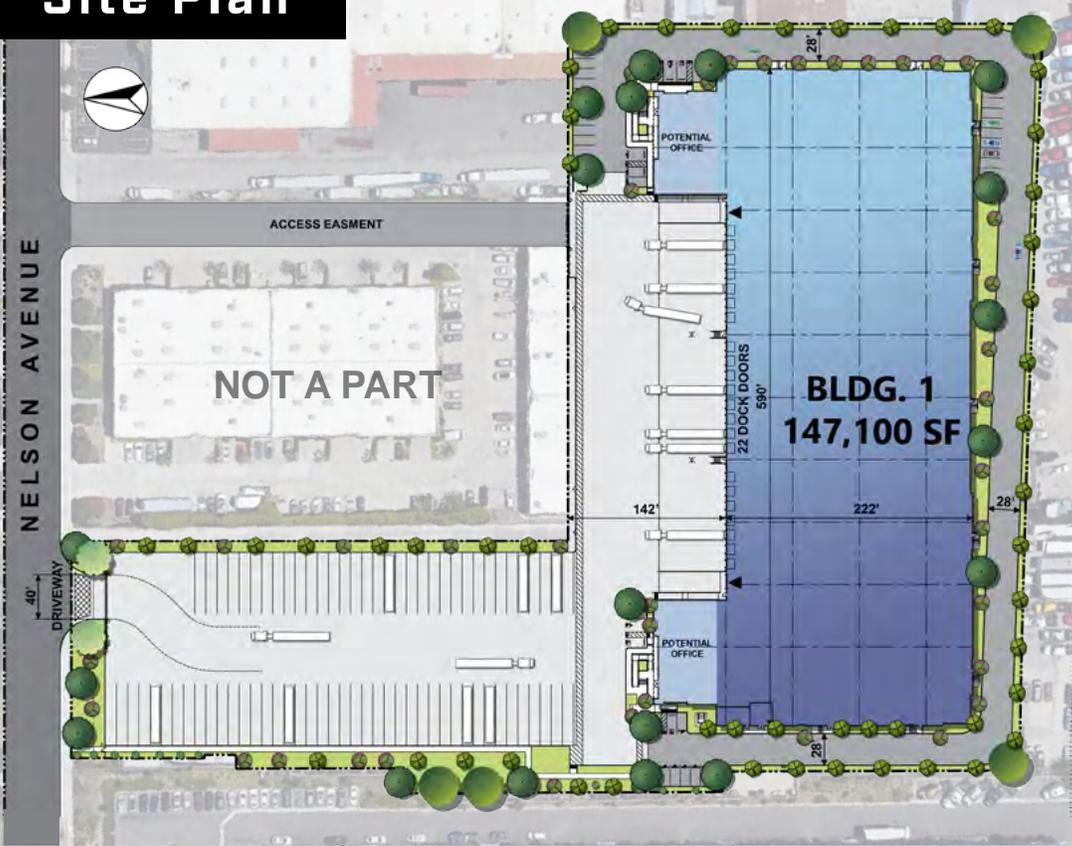
### 56" Pallets

### 64" Pallets



No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

# Site Plan



# Location Details

- **EXCELLENT** West City of Industry Location
- **IMMEDIATE ACCESS** to 60, 605 and 10 Freeways
- **±32 MILES** to Port of Long Beach & Los Angeles
- **±33 MILES** to LAX

## CONTACT INFORMATION:

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