



CLASS A INDUSTRIAL SPACE IN THE INLAND EMPIRE WEST  
BRAND NEW 2022 CONSTRUCTION



# 161,120 SF AVAILABLE FOR LEASE

## BUILDING 4 AT THE MERGE WEST

### PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

14337 Limonite Avenue | Eastvale, CA







## Property Highlights

- 161,120 Square Feet
- 3,655 Square Feet Office
- 3,580 Finished Mezzanine Office
- 21 Dock High Doors
- 2 Grade Level Doors
- 32' Minimum Clear Height
- ESFR Sprinklers
- LED Warehouse Lighting
- 2.5% Skylights
- 3000 amp, 277/480 Volt Capacity
- Fully Secured 138'-6" Truck Court
- 135 Car Parking Stalls



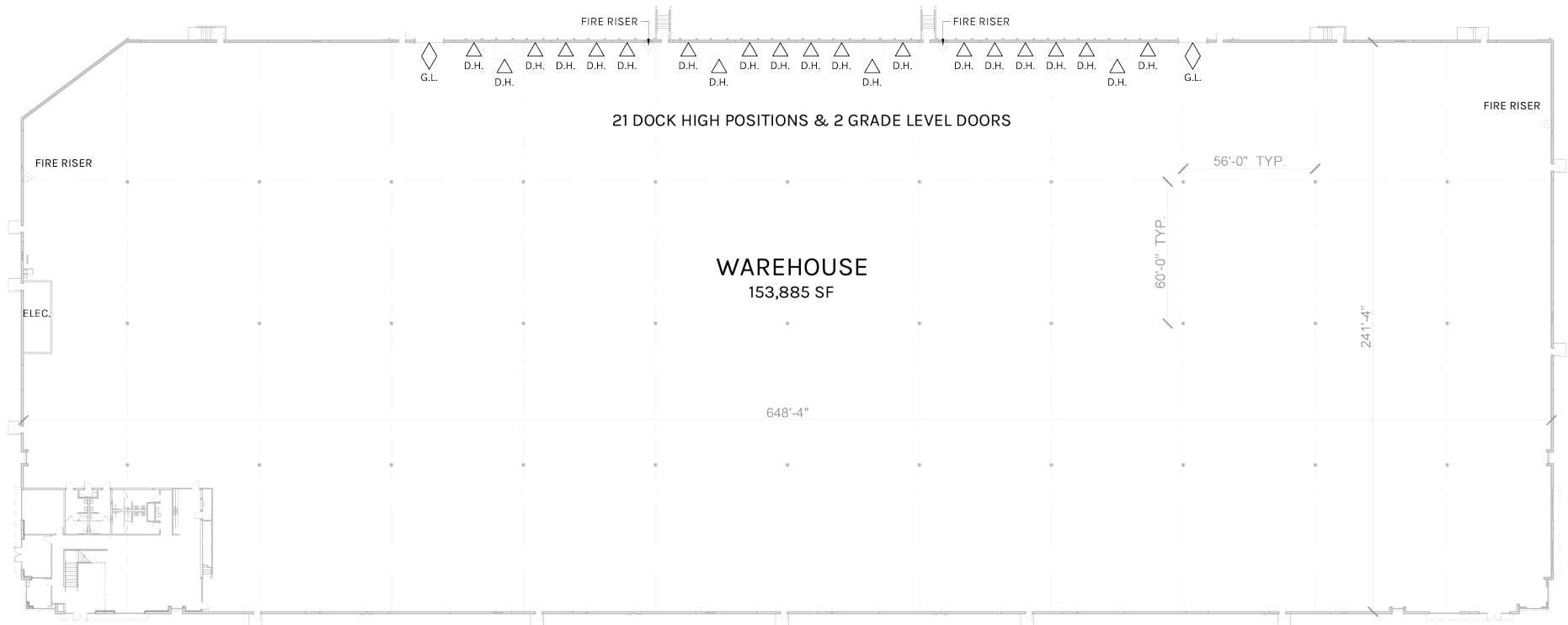


6 BUILDINGS

6 UNITS

TOTAL  
1,057,419 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

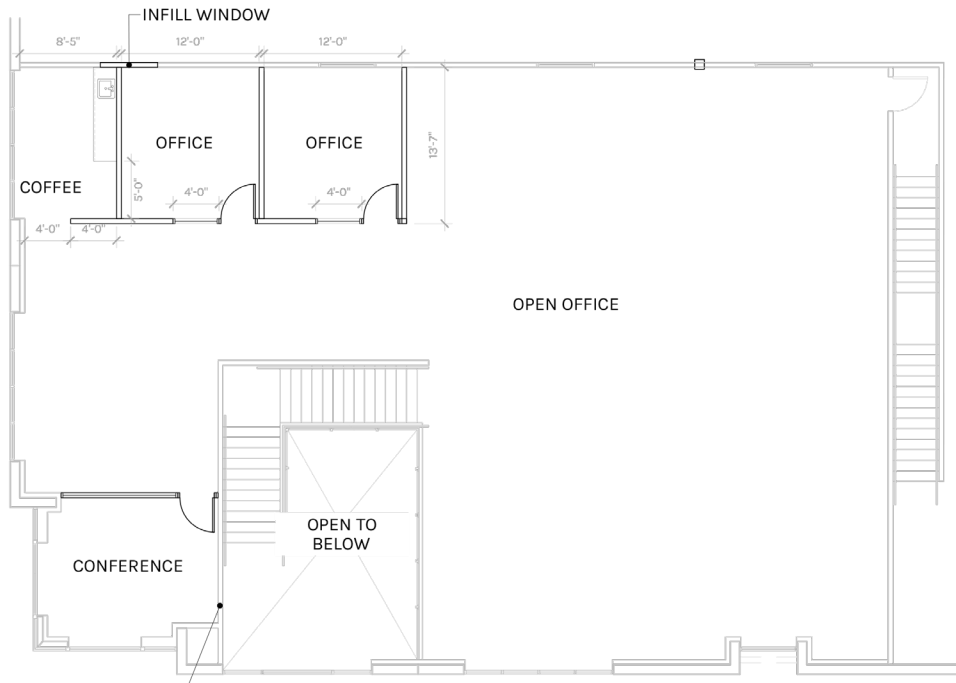


**WAREHOUSE**  
153,885 SF

**OFFICE**  
7,235 SF

**TOTAL**  
161,120 SF

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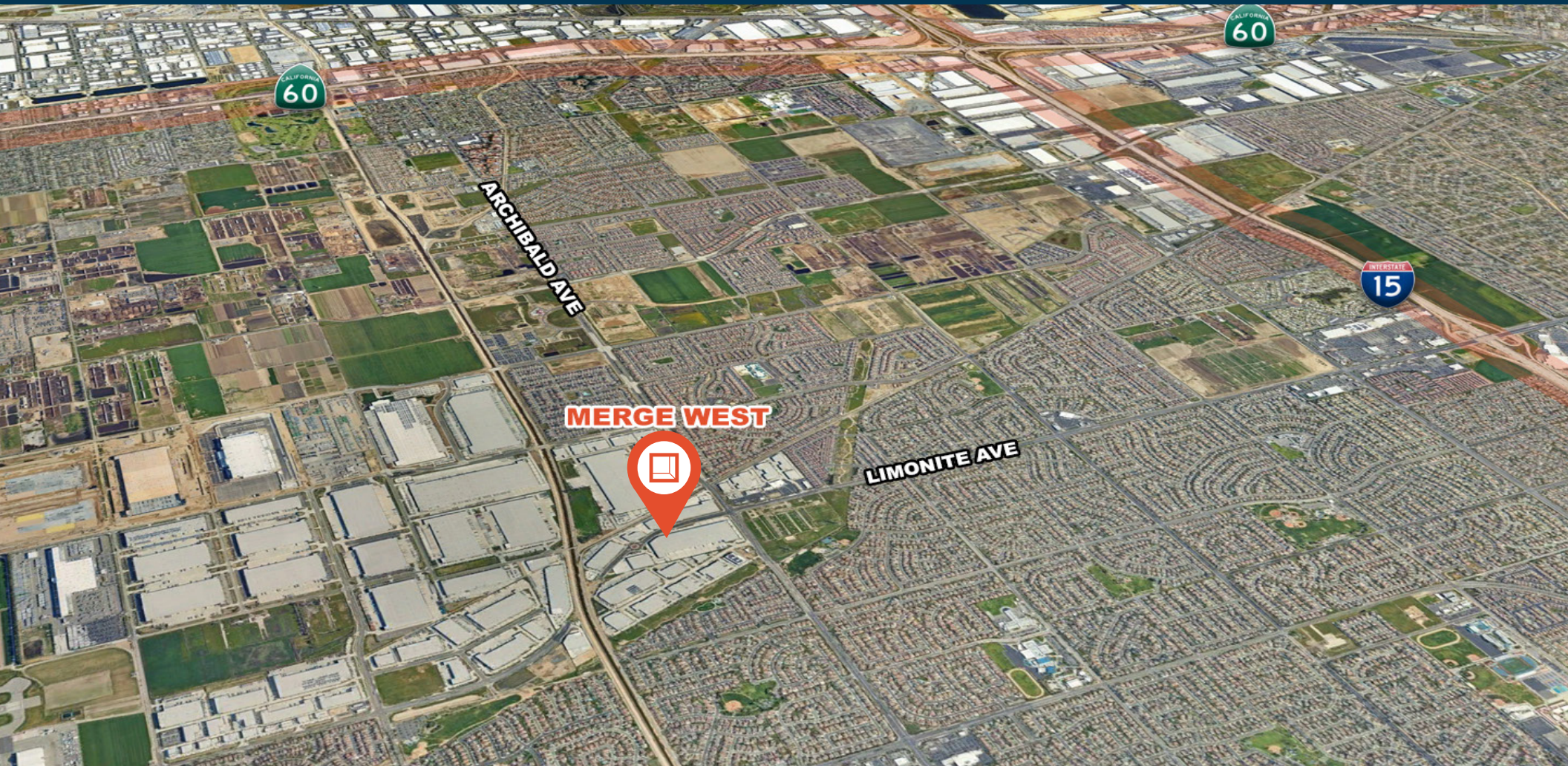
**FIRST FLOOR**  
**3,655 SF**

**SECOND FLOOR**  
**3,580 SF**

**TOTAL**  
**7,235 SF**

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## Location Highlights

- Six Building Logistics Park Totaling 1,057,419 Square Feet.
- New Limonite Avenue Extension Bridge Providing Access to SR-71..
- 55 miles from the ports of LA and Long Beach.
- Direct access I-15, SR 60, SR 71, and SR 90 freeways.
- Brand New Class A construction.
- Inland Empire West location with close proximity to Ontario International Airport.





**Rexford  
Industrial**

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