

FOR LEASE

694,400 Feet

171 Marcellin Drive & 23060 Grand Crossing Parkway,  
City of Industry, CA



GRAND CROSSING  
*South*

A 290-Acre Master Planned Business Center



## BUILDING #6 FEATURES

Site: Approximately 35.638 Acres

Building Size: 694,400 S.F.

Offices: To Suit

Clear Height: 40' at First Column

Typical Bay Spacing: 50' x 56'

Power:

4,000 amp, 480/277v, 3 Ph, 4W, UGPS Main Service

Warehouse Lighting: LED Lighting with Sensors

Fire Protection System: ESFR

Dock High Doors: 112- 4 (GL)

Auto Parking: ±757

Trailer Parking: ±154

Concrete Truck Apron: 60'

Flat Floor

Gated and Secured Yard

Immediate access to 60 and 57 Freeways  
Via Grand Ave Ramps



For further information, contact:

**Hank Darnell**

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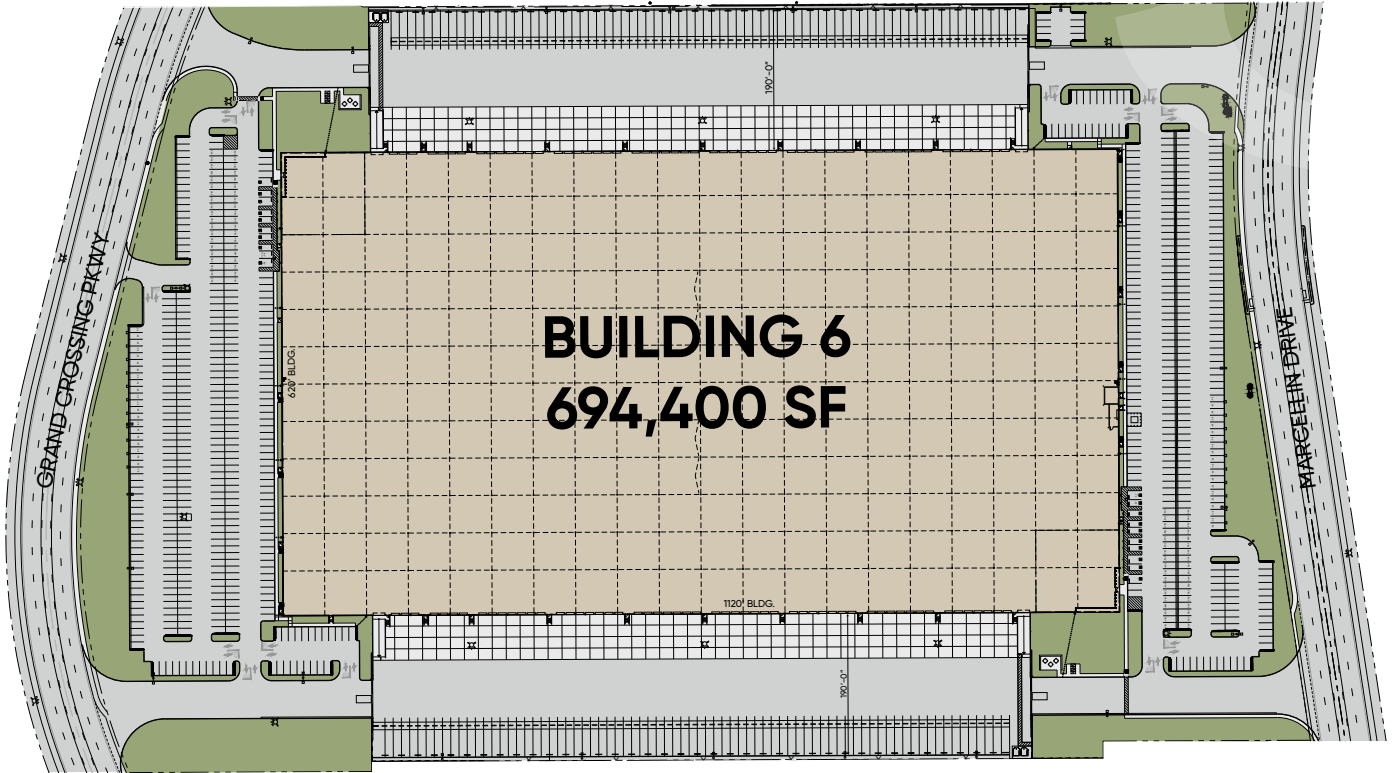
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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.