

# Cubework Portfolio

Discover our portfolio of industrial, terminal, and retail properties strategically positioned across the United States for maximum market reach and operational efficiency.



# 8731 & 8741 Pioneer Blvd, Santa Fe Springs, CA 90670

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## Property Overview

59,905 SF  
Manufacturing/Warehouse  
Facility in Santa Fe Springs,  
CA

## Key Features

19' warehouse clearance,  
large fenced yard, freeway  
visible signage

1

2

3

4

## Building Details

8731 Pioneer: 11,743 SF with  
800 SF office

8741 Pioneer: 48,162 SF with  
1,050 SF office

## Power

1600 amps, 277/480V (2  
panels: 1200 amps and 400  
amps)





**15205 Stafford St, City of Industry, CA 91744**

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## Premium Investment Opportunity

Situated on a spacious 2.4 acre lot



## 52,173 SF Building

Ideal distribution facility in the heart of City of Industry



## Strategic Location

Well-positioned industrial asset in high-demand market



## Operational Efficiency

Designed for optimal logistics and distribution workflow

## 5950 Wilderness Ave. Riverside, CA 92504

Now available for sale, 5950 Wilderness Drive is a prime industrial property located in the heart of Southern California's Inland Empire, offering exceptional versatility and space for businesses.

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### Convenient Access

to major transportation routes, including Interstate 215, State Route 91, and State Route 60

### Ample Parking

Fenced lot with ample parking for up to 47 vehicles

### Loading Platforms

Features two full-size dock-high loading platforms and two box truck loading bays (4 total)

### Clear Height

16 feet of clear height





1931 G Street. Fresno, CA 93706

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1	<b>Property Type</b> Industrial Warehouse
2	<b>Building Size</b> 88,158 SF
3	<b>Land Area</b> 3.27 Acres
4	<b>Clear Height</b> 24 Feet
5	<b>Loading</b> 8 dock doors
6	<b>Location Advantage</b> Near State Route 99, main north/south freeway that connects the major population centers of California Central Valley
7	<b>Recent Improvements</b> LED Lighting upgrades





## 11608 Copenhagen Ct, Franklin Park, IL 60131

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11608 Copenhagen Court is an 88,158-square-foot, single-story warehouse on a 4-acre lot in central Chicagoland. With Union Pacific rail access and 17 dock doors, the property is equipped for seamless logistics. Key features include an 18-foot clear height, 40x40-foot column spacing, and 200- to 6,000-amp power supply.



5025 Jensen Dr, Houston, TX 77026

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### Prime Location

Located inside the 610 loop, just 3.4 miles from Downtown Houston



### Building Specifications

48,600 SF industrial building on 1.27 acres with 18' ceiling clearance



### Loading Features

3 truck entrances: two grade level and one double-wide truck well



### Recent Improvements

Brand new roof replaced in 2023



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**One Nixon Ln, Edison, NJ 08837**

10,350 RBA, terminal on 3.52 acres with 30 exterior loading docks and excellent access to I-287, I-95, and Route 1.



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**601-650 E Red Bud Ave, St. Louis, MO 63147**

## Property Overview

61,118 SF industrial building on 3+ acres with a brand-new roof replaced in 2024. Strategically positioned just north of downtown St. Louis.

## Loading Infrastructure

- 14 exterior loading docks
- Rail spur adjacent to building (Terminal R.R)
- 1 drive-in door

## Building Features

- Masonry construction with J zoning
- 14-17' building height
- Dry sprinkler fire protection

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## 2250 Stacey Dr, Reading, PA 19605



### Strategic Location

Prime access to I-78, I-176, US-222, and US-422 for seamless connectivity



### Property Details

11,400 SF facility on 2.73 acres with 28 exterior loading docks



### Investment Opportunity

C3-HC zoning







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**601 W Flores St, Tucson, AZ 85705**



### **Strategic Location**

Excellent access to I-10 and I-19 for seamless connectivity



### **Facility Details**

20,613 RBA, Trucking Terminal on 3+ acres with 29 exterior loading docks



### **Logistics Hub**

Ideal for optimizing supply chain operations across Arizona and beyond



### **Investment Opportunity**

Tenant-occupied property for steady income generation

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**3501 Edwin Ave, Savannah, GA 31405****Strategic Location**

4,387 SF facility on 1.75 acres with  
19 exterior loading docks

**Logistics Hub**

Ideal for distribution with  
convenient proximity to  
commercial centers

**Investment Opportunity**

Perfect for companies expanding  
operations or investors seeking  
transportation assets







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**403 Stocker St, Angola, IN 46703**

### Strategic Location

Prime location with access to I-69 and Indiana Toll Road (I-80/90)

This trucking terminal in Angola, IN offers a prime location with convenient access to major freeways like I-69 and the Indiana Toll Road. Sitting on 3+ acres with a 2200 sq ft building and 12 loading docks, it's an ideal hub for logistics and transportation operations.

### Facility Details

2,200 SF building on 3 acres of land with 12 exterior loading docks

## LoopNet

**2 Orland Square Dr, Orland Park, IL 60462**

A premier retail investment opportunity in one of Chicago's strongest retail corridors. Former Sears Department Store

**Building Class B**

202,788 SF, 2 Story Retail Building built in 1977

**16.29 Acres****Ample Parking**

804 spaces (3.96 per 1,000 SF)

**Excellent Frontage**

1,738' on South 94th Avenue







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**1995 Southlake Mall, Merrillville, IN 46410**

### Building Specifications

- Building Type: Retail
- Year Built: 1956
- RBA: 144,122 SF
- Stories: 2

### Construction

- Land/Site: 11 AC
- Construction: Masonry

100 Mall Dr, Steubenville, OH 43952

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**128,832**

**Total rentable building  
area**

Square Feet

**35.09**

**Expansive site area**

Acres

**18'**

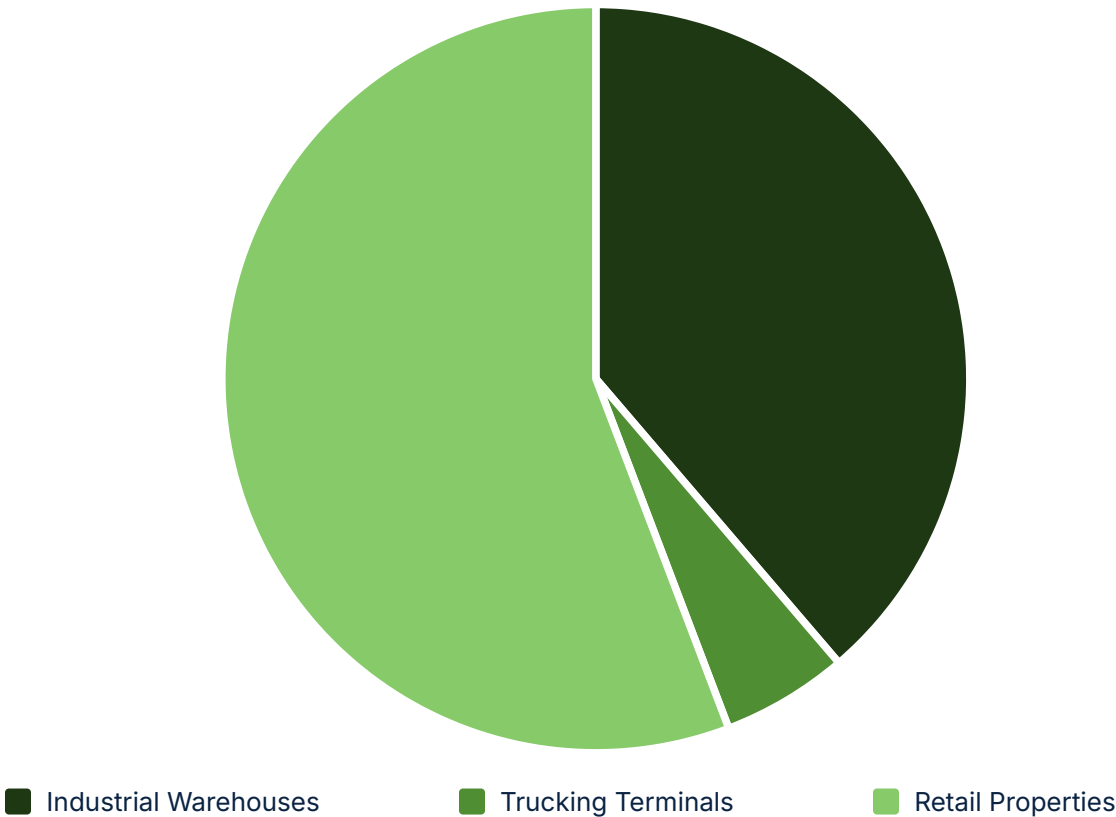
**Generous vertical space**

Clear Height





Portfolio Summary



This portfolio offers a diverse mix of industrial, terminal, and retail properties strategically located across the United States. With excellent access to transportation networks and logistics hubs, these properties provide optimal efficiency and market reach for businesses and investors alike. Contact our team today to explore these investment opportunities.

# Contact Information

Reach out to our team for investment opportunities and property inquiries

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## 2 Email

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## 3 Website

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