

INDUSTRIAL SALE OPPORTUNITY

±78,216 SF Building on ±4.06 Acres



16960 Gale Ave | City of Industry, CA

Exclusively Listed By:

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NAI Capital Commercial

21660 E. Copley Dr.
Suite #320
Diamond Bar CA 91765
naicapital.com



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Property Features



Total Size

Building: 78,216 SF
Land: 176,747 SF (4.06 Acres)



Prime Central
City of Industry
Location



Gale Ave
Street Frontage



Dock High and
Ground Level Doors



Close Proximity to
Major Retail Amenities



Large Secured
Fenced Yard Area



Sprinklered



Easy Access to 60 FWY
via Azusa Ave



2,500 Amps Power
277/480 Volts



16,000 SF Office Areas
(6,000 SF Mezz)

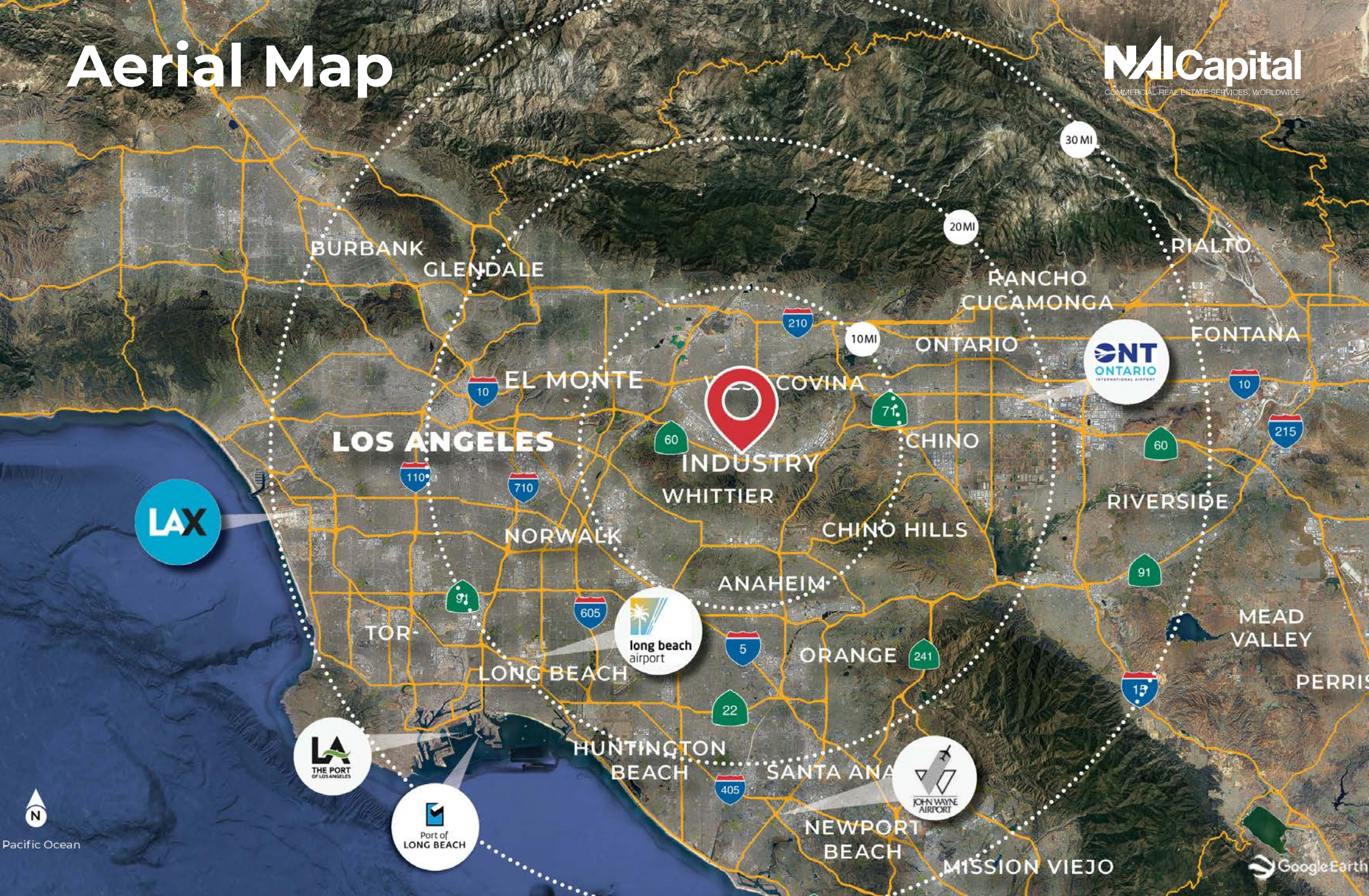
Aerial Map



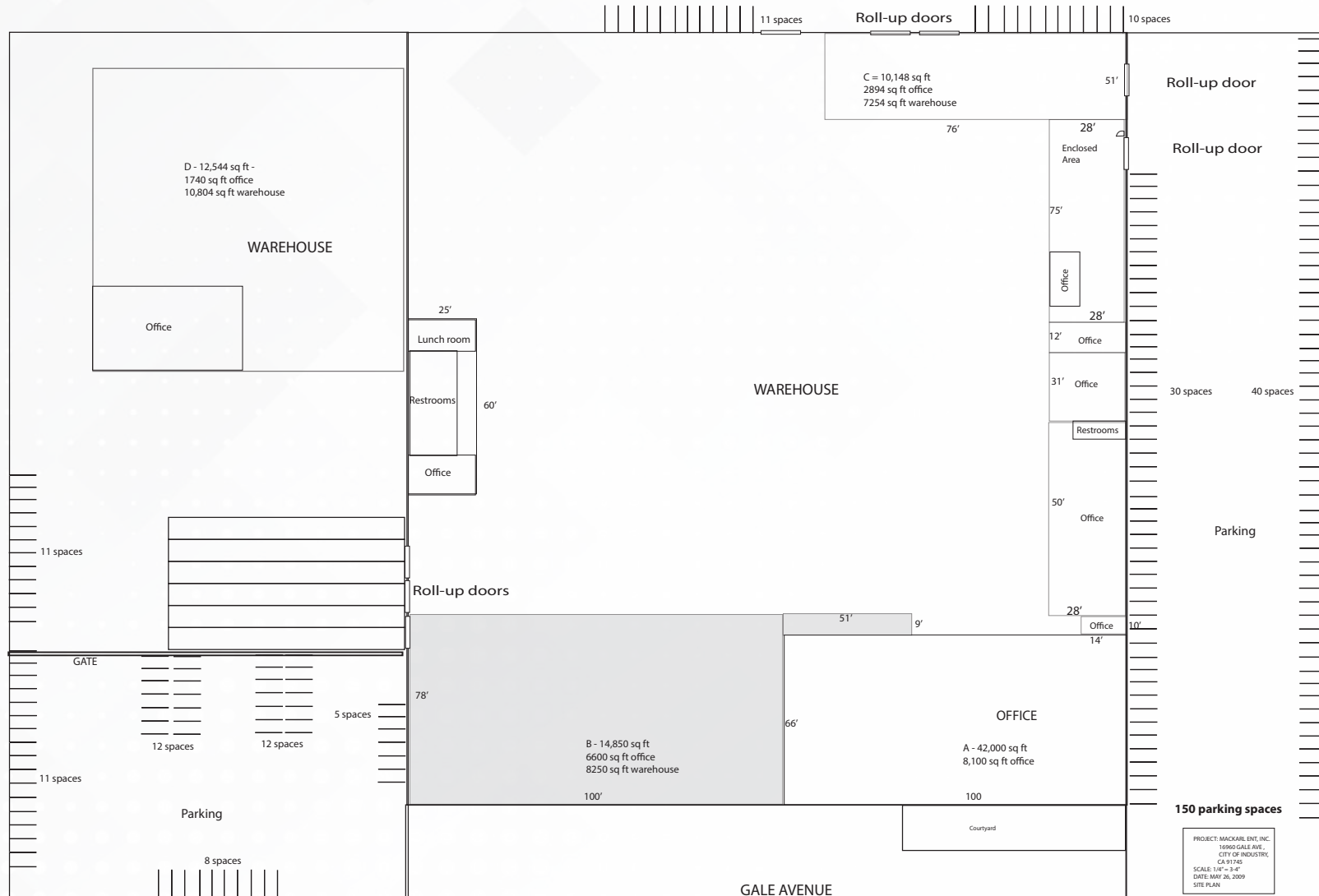
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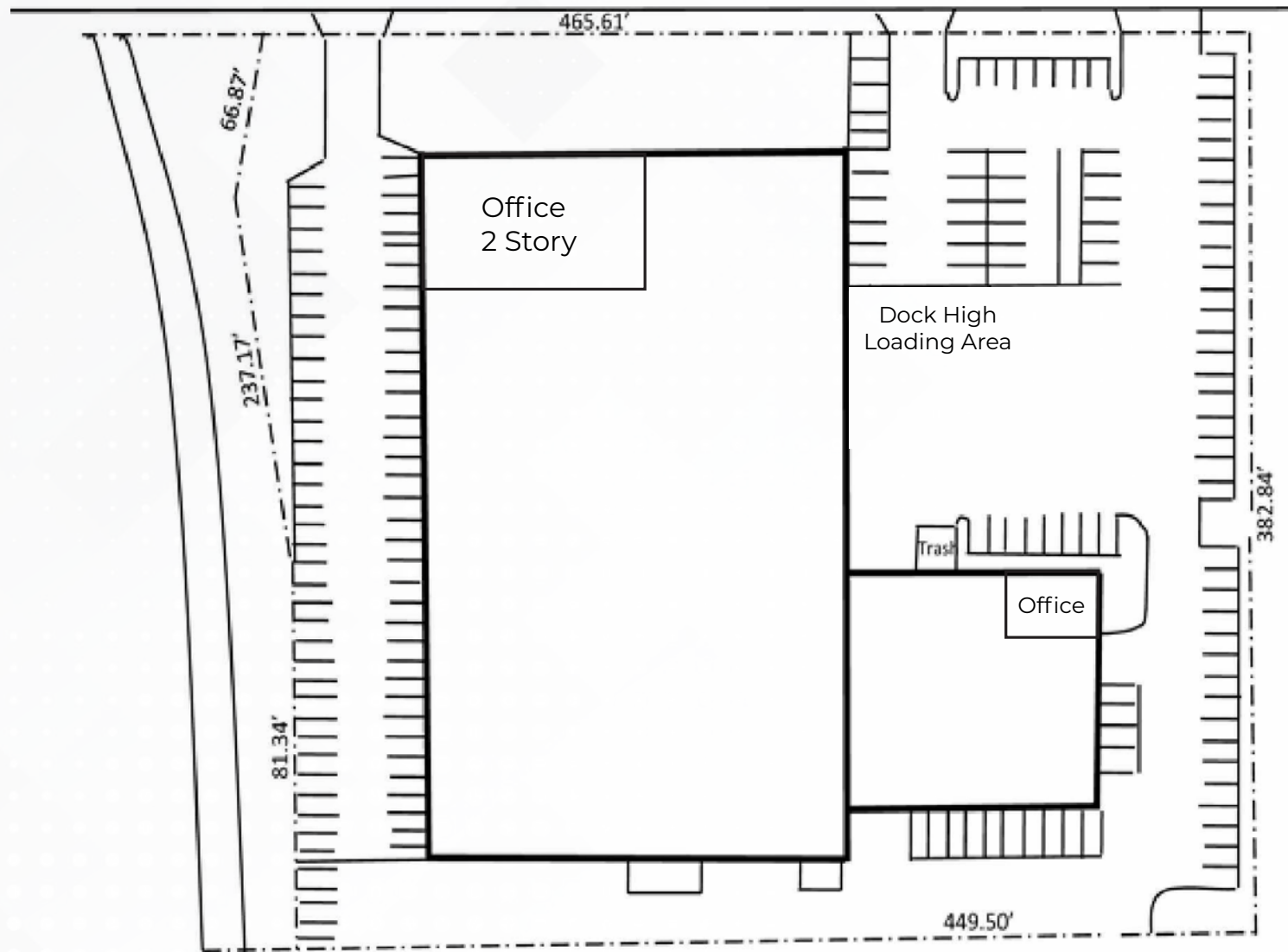
Aerial Map



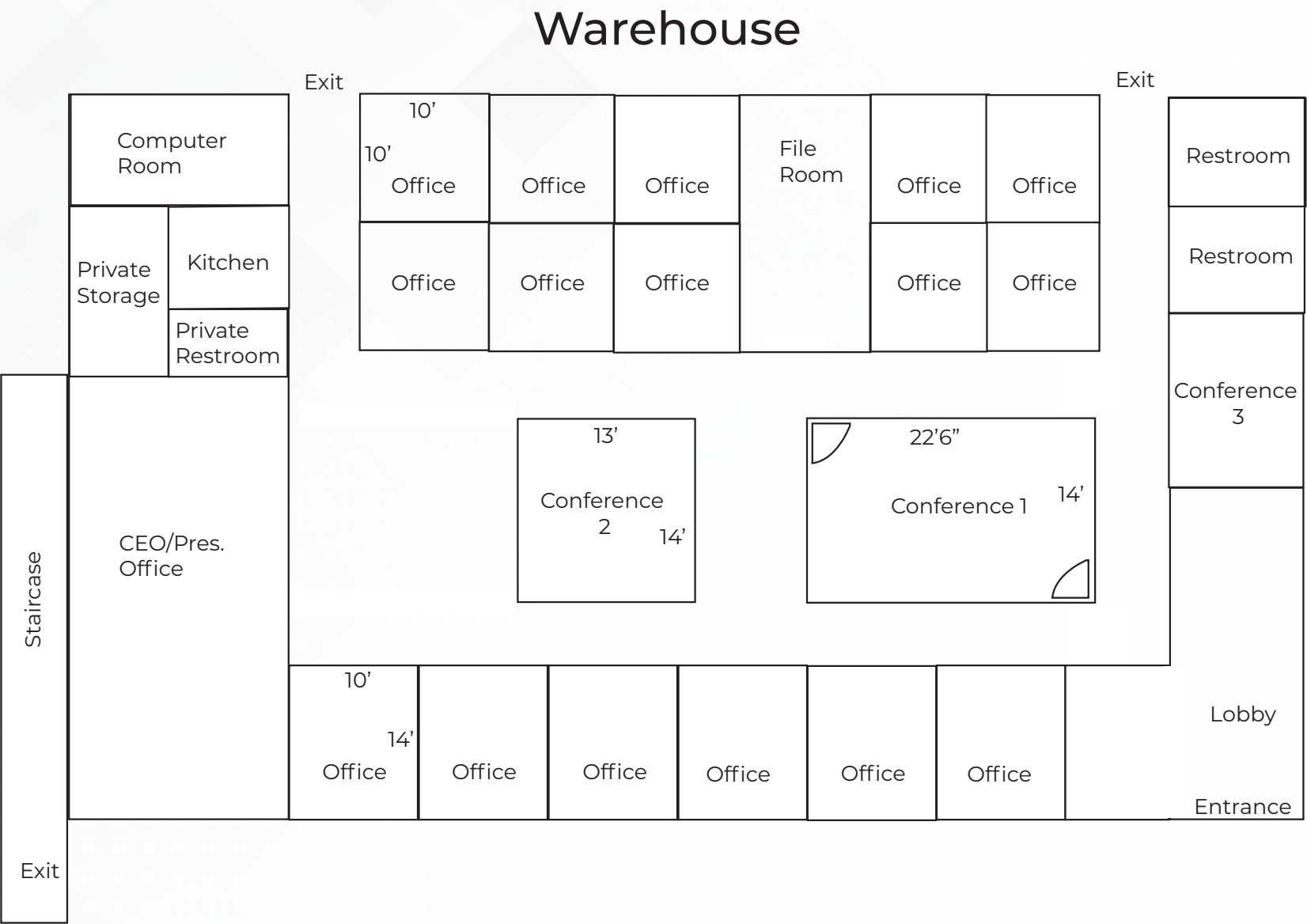
Site Plan



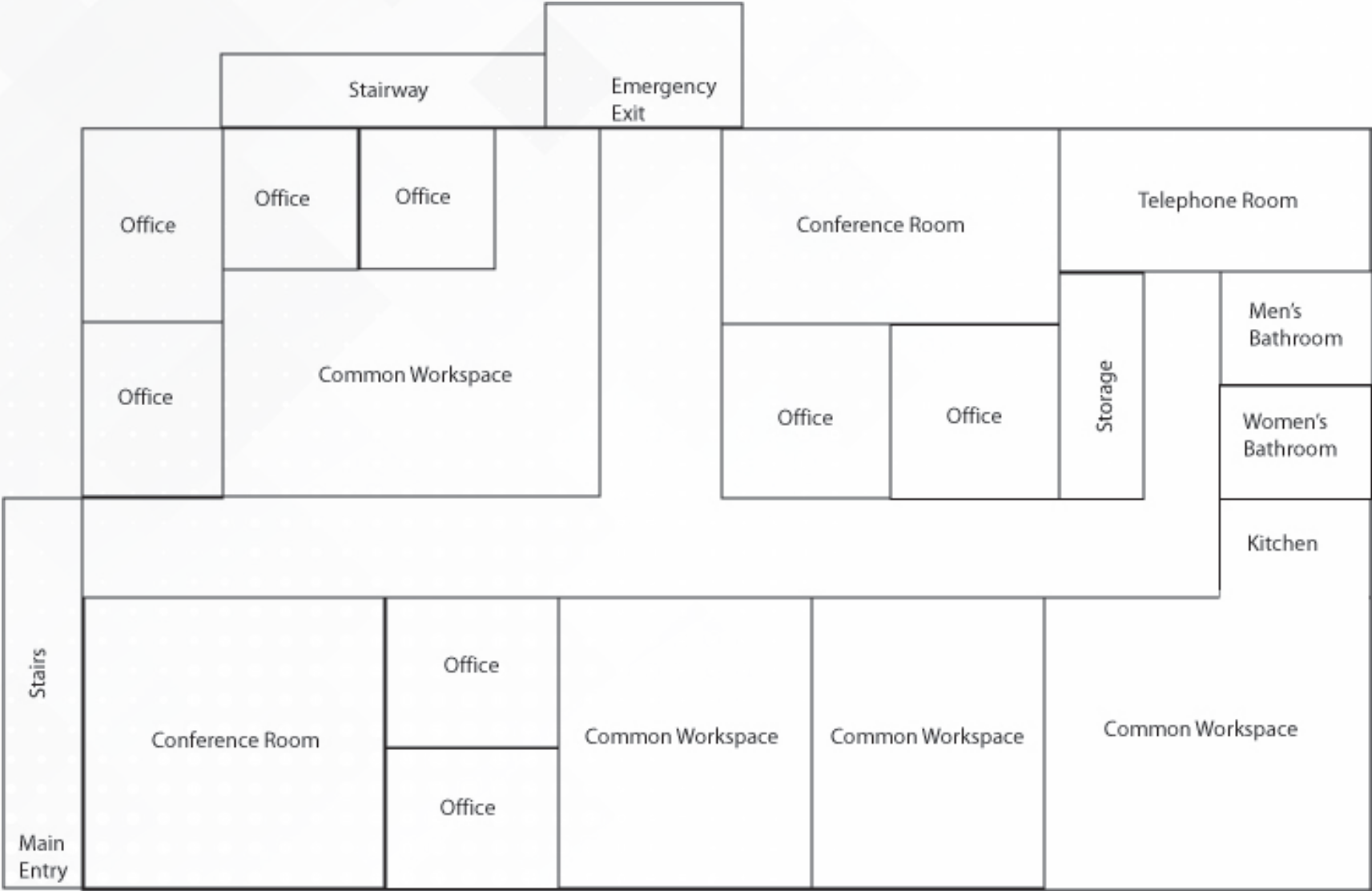
Site Plan



First Floor Plan



Second Floor Plan



Area Overview

City of Industry

City of Industry, CA

Nestled in the heart of Southern California's San Gabriel Valley, the City of Industry is strategically positioned at the crossroads of Los Angeles, Orange, San Bernardino, and Riverside counties. This prime location offers both residents and businesses exceptional access to a broad array of business centers, recreational activities, cultural attractions, and entertainment options.

The City of Industry is conveniently bordered by four major freeways: the Pomona (60) Freeway intersects the Long Beach (710), San Gabriel River (605), and Orange (57) Freeways, providing direct access to markets in Orange County. The San Bernardino (10) Freeway runs along the city's northern boundary.

From the majestic surrounding mountains and arid deserts to the inviting Pacific Ocean, the City of Industry offers year-round opportunities for business and leisure within a 40-mile radius that includes Los Angeles, Orange County, and the Inland Empire.

Convenient Proximity:

- 20 minutes to downtown Los Angeles, Staples Center, and Ontario Airport.
- 25 minutes to Union Station and Dodger Stadium, home of the Los Angeles Dodgers.
- 30 minutes to Knott's Berry Farm, Santa Anita Racetrack, Disneyland, USC, and the Los Angeles Coliseum.
- 35 minutes to Pasadena, the Rose Bowl, and Burbank Airport.
- 40 minutes to the Hollywood Bowl, John Wayne Airport, and the beaches of Orange County.
- 45 minutes to Beverly Hills and Universal Studios.
- 50 minutes to LAX, UCLA, and the beaches of Los Angeles County.
- 1 hour and 15 minutes to Palm Springs.

The City of Industry's strategic location, combined with its predominantly industrial zoning and proximity to major Southern California landmarks, positions it as a central hub for both business and leisure. In addition, a 41-mile rail bypass opens the City of Industry directly into both West Coast's largest seaports - Los Angeles Harbor and the Port of Long Beach. The City of Industry has nearly 500 acres designated as a Foreign Trade Zone.

Located within the San Gabriel Valley, which has a total population of over 1.7 million, the City of Industry covers only 3.1 percent of the valley's land area but serves as its economic engine. The city's diverse economy includes major sectors such as manufacturing, trade services, retail, government, transportation, finance, insurance, real estate, construction, and education.

The City boasts a highly diversified labor pool, with a wealth of skilled technical, professional, and management personnel available. Beyond local colleges and universities, the area attracts top talent from both across the nation and internationally, making it an ideal location for businesses seeking a skilled workforce.

With approximately 3,000 businesses operating within its borders, the City of Industry employs over 68,000 people and contributes more than \$31 billion annually to the regional economy. The City of Industry's Foreign Trade Zone offers a unique opportunity for companies seeking innovative solutions to the many challenges associated with conducting international trade. The bulk of its businesses are in the goods movement sector, including wholesale and distribution, transportation and logistics, and e-commerce, which together employ tens of thousands. Additionally, the city hosts numerous manufacturing companies, which employ a substantial portion of its workforce, accounting for over a quarter of the total employment.

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