



Investment or Owner/ User Opportunity

**± 26,557 SF**  
**AVAILABLE FOR SALE**

**911 CANADA COURT**  
**CITY OF INDUSTRY, CA 91748**

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# HIGHLIGHTS

## 911 CANADA COURT

City of Industry, CA 91748



- Freestanding Industrial Building
- Prime Location: City of Industry, CA



- Lot Size: 58,617 SF (Approx. 1.35 Acres)
- APN: 8264-023-006



- Industrial Building: 26,557 SF (Can Be Split Into Two Units)
- Unit A: 16,269 SF (Office+/-3,564 sf Warehouse: +/-12,705sf)
- Unit B: 10,288 SF (Office+/-3,316 sf Warehouse: +/-6,972sf)



- Dock High and Ground Level Loading
- Clearance: 20'-22'



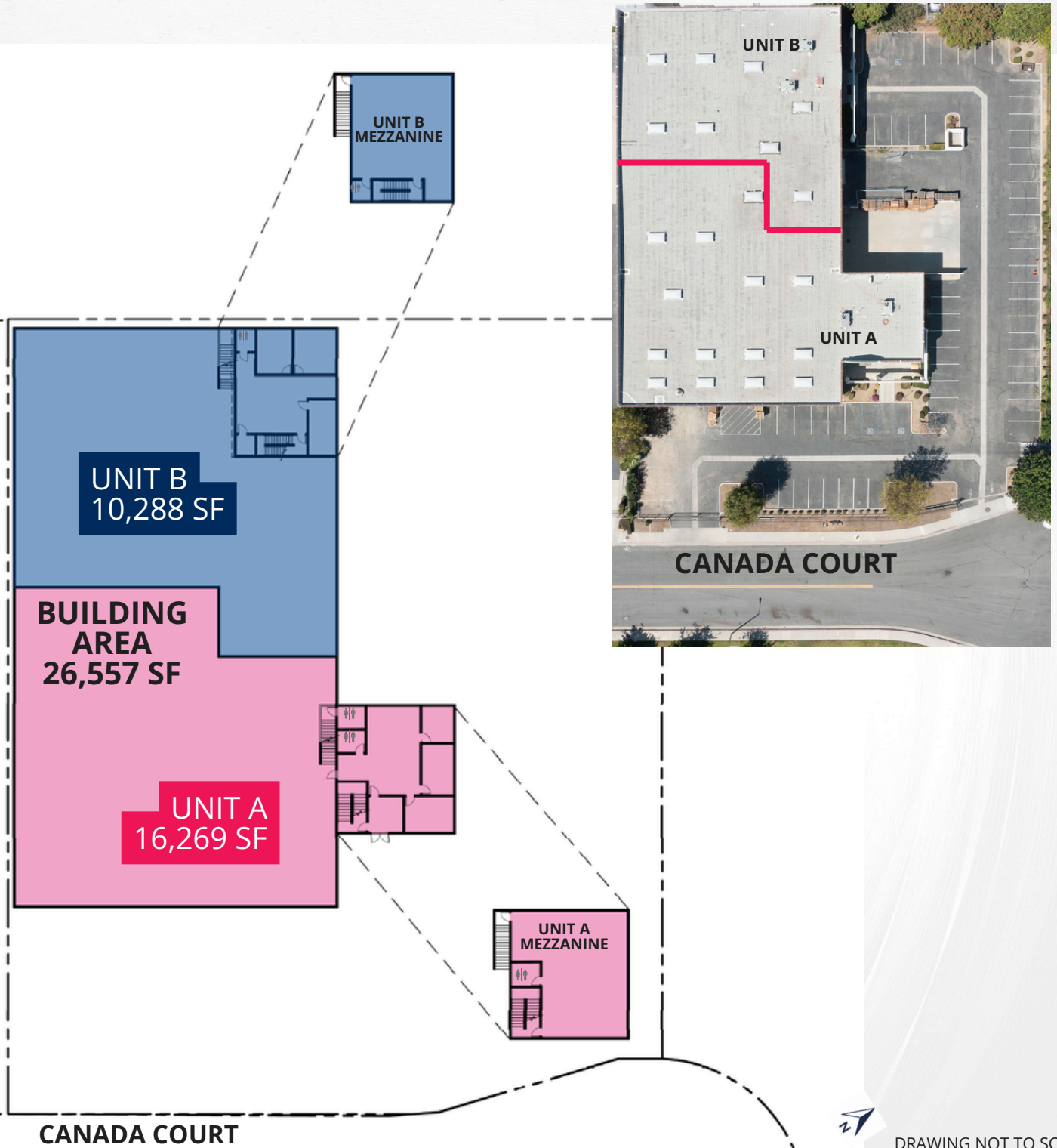
- Secured fenced lot
- Power: 800 Amps 480/277 V
- Parking Ratio: 2.5/1,000



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## FLOOR PLANS



DRAWING NOT TO SCALE

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# PROPERTY GALLERY

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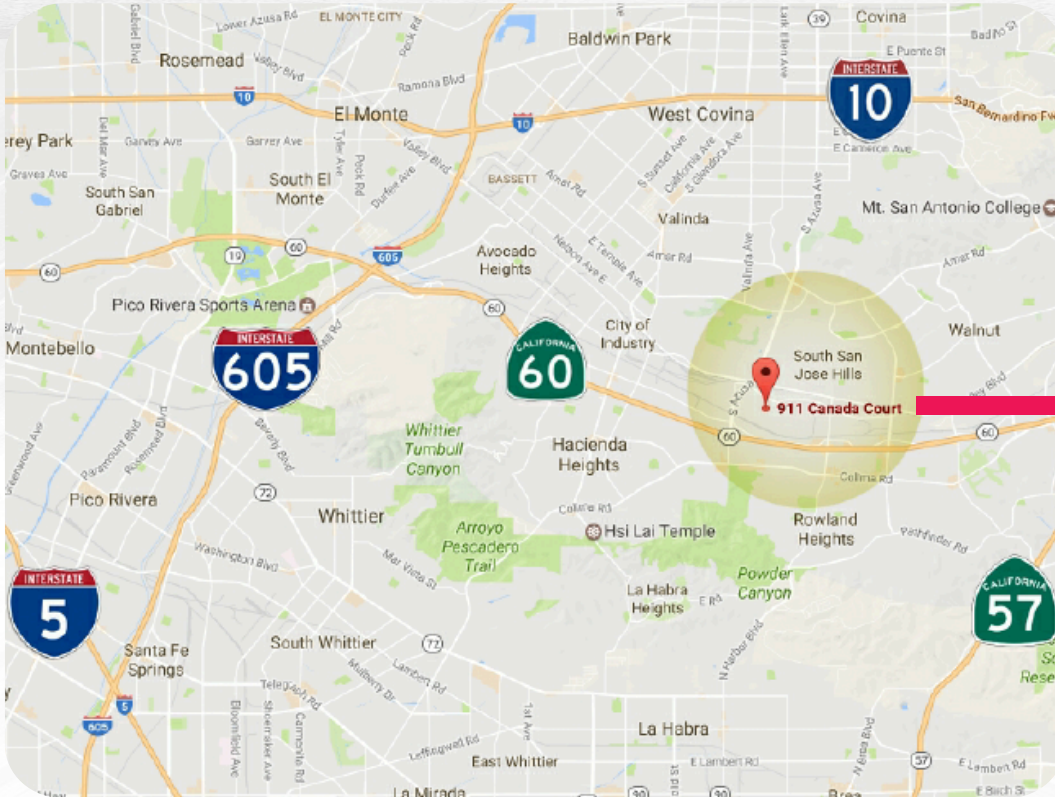


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## SURROUNDING AREAS

City of Industry, CA 91748

City of Industry offers convenient access to SR-60, SR-57, I-10, and I-605 Freeways, an ideal location for warehouse, distribution, logistics, and more.



**1.2 miles**  
to SR-60 Freeway  
Access



**7.9 miles**  
to I-605 Freeway  
Access

### LOCATION HIGHLIGHTS



**1.7 miles**  
to Union Pacific  
Intermodal Yard



**23.9 miles**  
to Ontario International  
Airport



**35.6 miles**  
to Los Angeles  
International Airport



**39.7 miles**  
to Ports of Los Angeles  
& Long Beach



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