



INDUSTRY VALLEY CENTER

ENTITLED
LAND FOR SALE



CAPROCK
PARTNERS

CBRE

Entitled Land For Sale

Industry Valley Center

Industry Valley Center represents a rare opportunity to acquire entitled land totaling 6.27 acres in one of California's strongest and most land-constrained submarkets. Strategically located in the business-friendly City of Industry with frontage on Valley Blvd, the site offers direct access to SR-60, I-605, and I-10 — placing over 20 million consumers within a 50-mile radius and enabling efficient last-mile and regional distribution across the broader SoCal market.

Entitlements are approved for the development of a Class A freestanding industrial facility of up to 140,720 SF, featuring 40' minimum clearance, 14 dock-high positions, and heavy power (4,000 Amps). The site's shovel-ready status significantly reduces development risk and timeline for both developers and owner-users. City of Industry has long served as one of Southern California's premier industrial nodes, offering a deeply embedded ecosystem of trucking services, skilled labor, suppliers, and logistics providers — complemented by a wide variety of permitted industrial uses.



Zoned as “M”
Industrial Zoning in
City of Industry.

PERMITTED USES 

Fully entitled and
permit ready.

Available utilities will be

POWER : SoCal Edison

WATER : San Gabriel Water Co

GAS : SoCal Gas

DATA : Frontier



±6.27

Acres

±140K

Square Feet

135'

Truck Depth

4,000

Amps

Project Highlights



Brand new state-of-the-art construction



±10,000 SF two-story office



±40' minimum warehouse clearance



Rear load building design with 14 dock high doors and 1 ground level door



3% Skylights



ESFR Sprinklers



Convenient access to SR-60, I-605, and I-10 Freeways



191 car parking stalls



100% secured truck yard with two gated entrances



Warehouse Lights: LED, 20FC



8" Slab

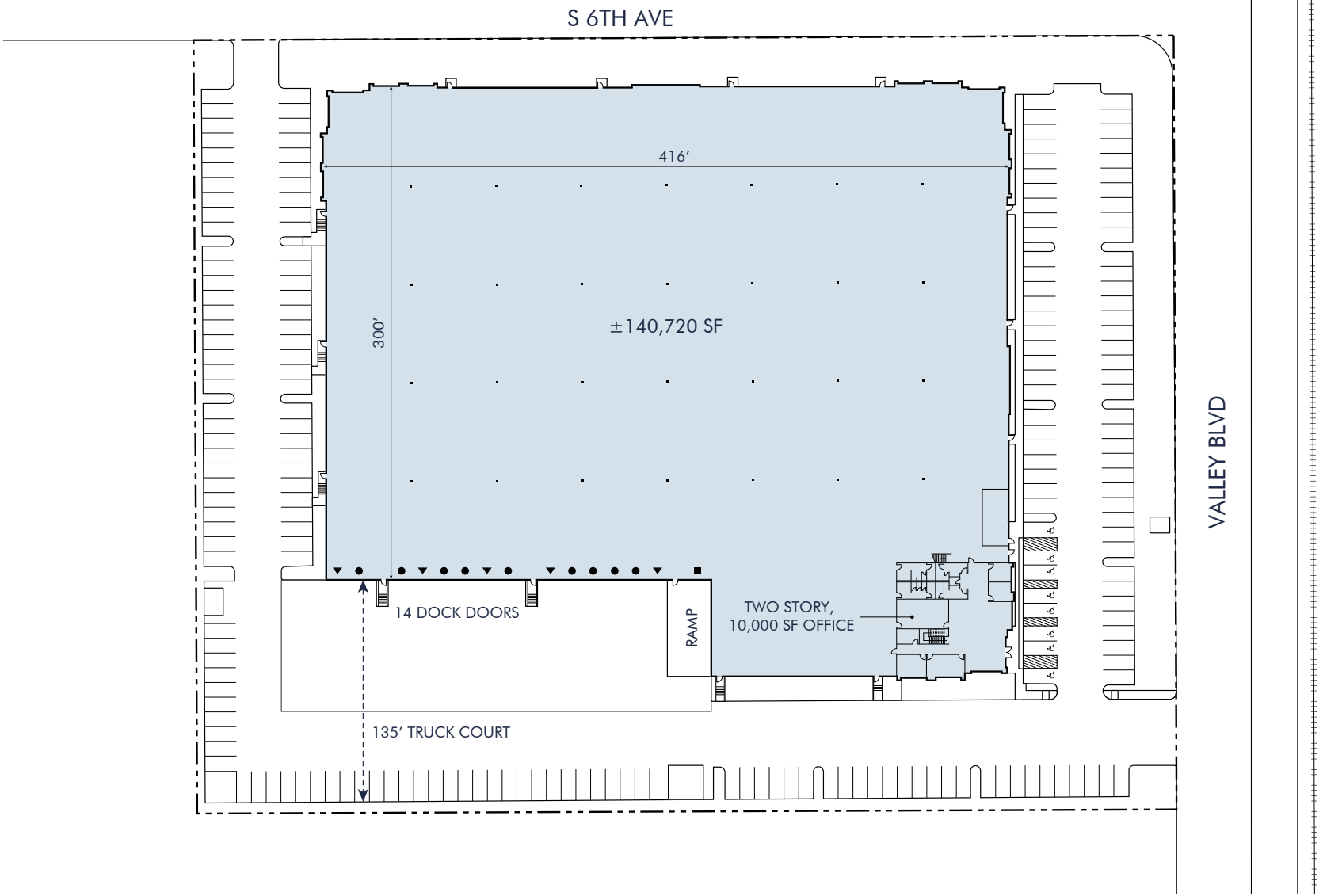


Column Spacing: 56' x 60'

Site Plan

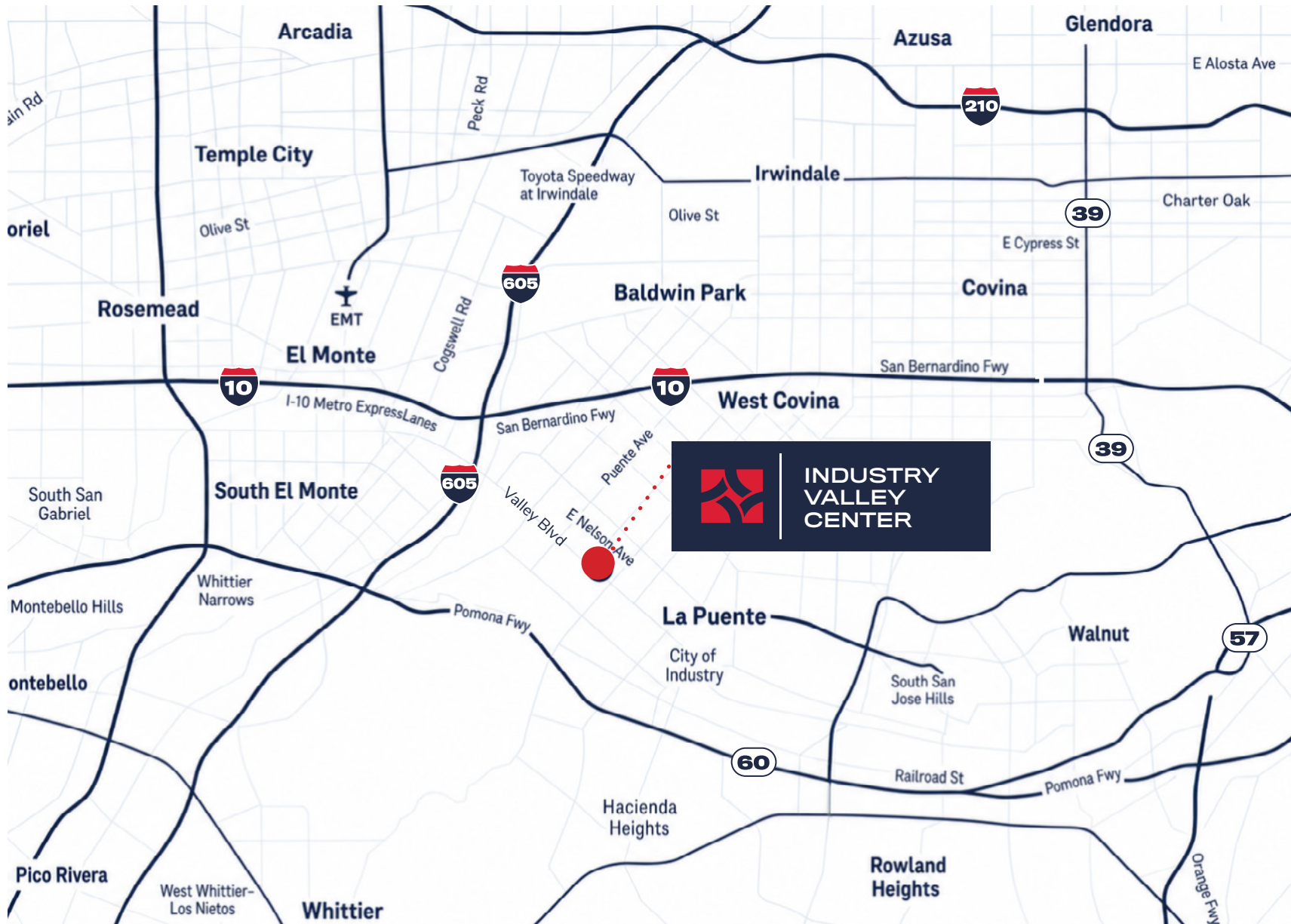
140,720 SF

- ▲ Dock Doors
- Dock Doors with levelers
- Drive-In Doors



Location

Direct Access To 60, 605 & 10 Freeways



San Gabriel Valley

- » Central infill location
- » Quick access to Ontario, LAX, Orange County and Burbank airports
- » Leading educational institutions, Caltech & Cal Poly Pomona
- » Land constrained market with strong barriers to entry
- » Diverse, skilled workforce
- » Superior transportation and business infrastructure
- » Substantial growth in international trade
- » Proximity to the Ports of LA and Long Beach





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