

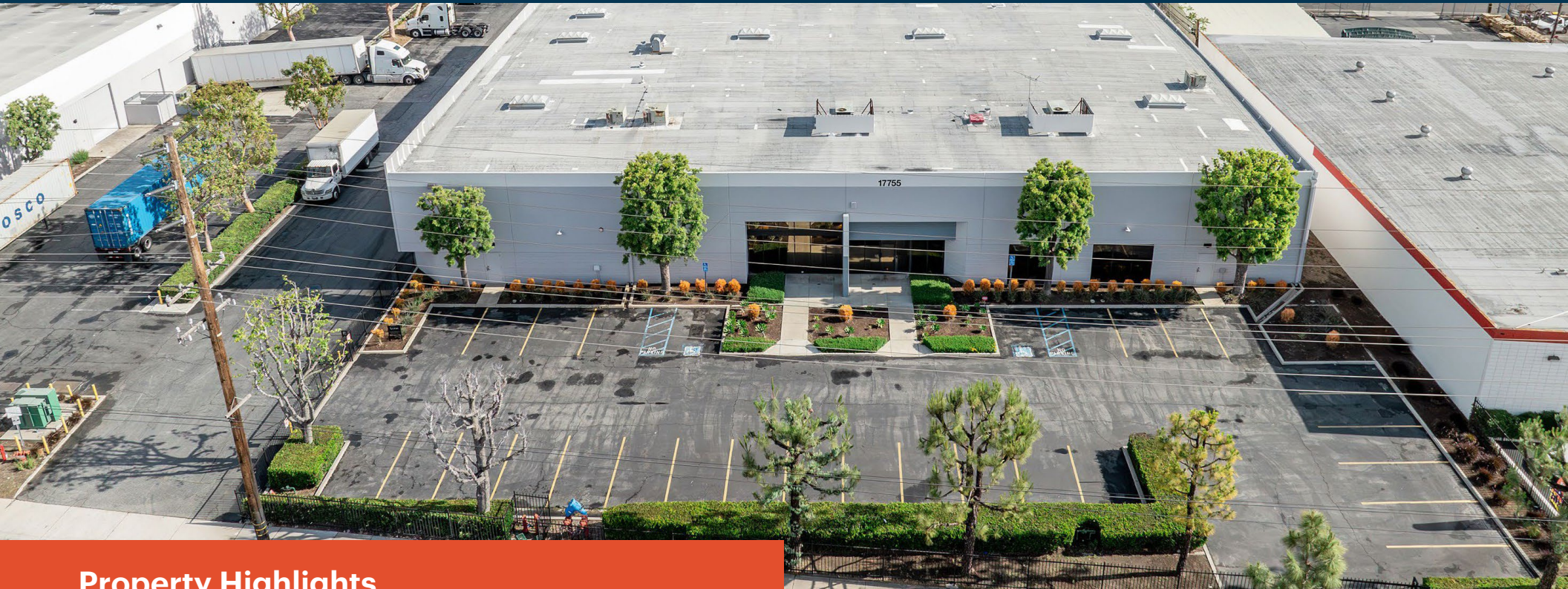


HAMBLETON BUSINESS PARK

AVAILABLE SPACES ±10,048 SF - ±25,036 SF

WELL LOCATED HIGH IMAGE BUSINESS PARK

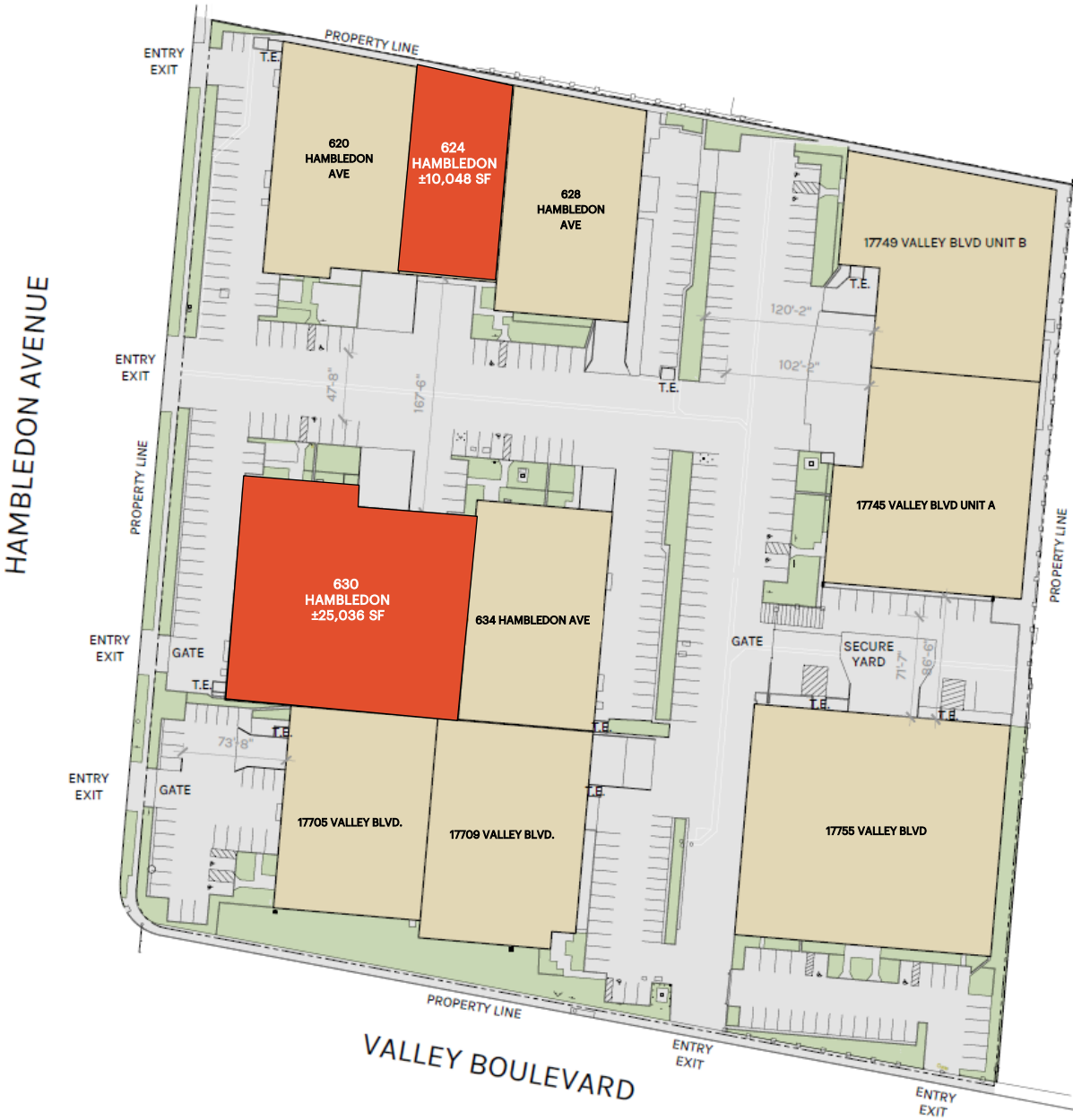
Hambleton Ave & Valley Blvd | City of Industry, CA



Property Highlights

- Institutionally owned
- 5 building industrial business park totaling 182,325 SF
- Spaces from $\pm 10,000$ SF to 40,000 SF
- Office area in each space
- Dock high & ground level doors in all units
- 0.415 GPM/4,000 SF calculated sprinkler system
- Ample auto parking
- Gated / secure access possible
- Fully landscaped business park
- Immediate access to SR-60 freeway via Azusa Avenue
- Close proximity to I-605, I-10 & SR-57 freeways
- Prime San Gabriel Valley location





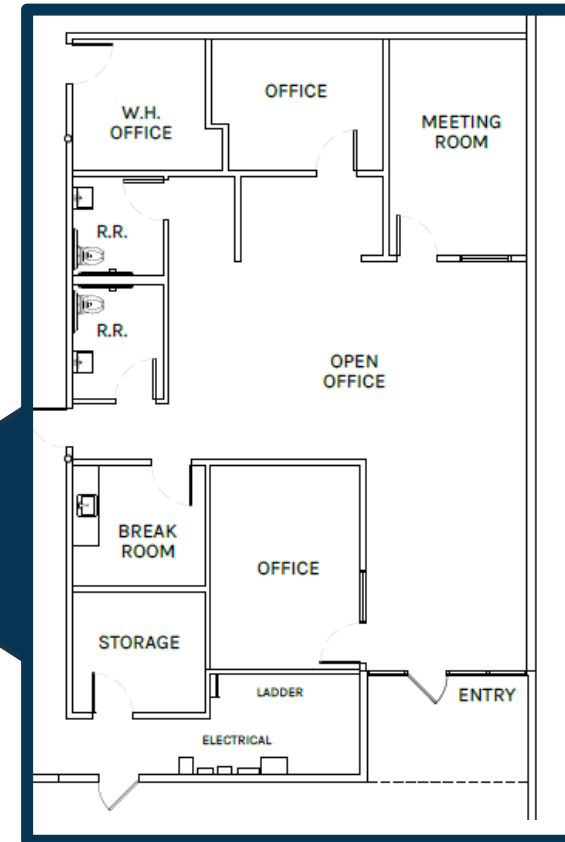
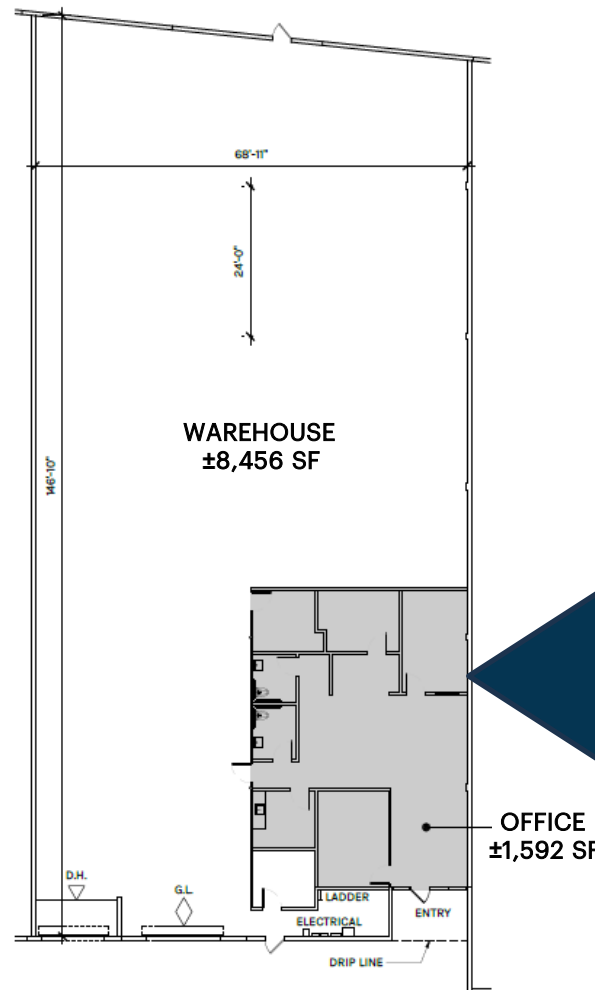
CURRENT AVAILABILITIES					
UNIT	SF	OFFICE	DH	GL	Available
624 Hambledon	±10,048 SF	±1,592 SF	1	1	Now
630 Hambledon	±25,036 SF	±2,920 SF	3	2	11/1/2026

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

624 S. Hambledon Ave, City of Industry

10,048 SF Available For Lease

Hambledon Business Park



Property Highlights

- 10,048 SF Unit
- 24' Minimum Clearance Height
- 1 Dock High Loading Door
- 1 Ground Level Loading Door
- 1,592 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 200 Amps, 277/480 Volt Electrical (Tenant to verify)
- Available Now

630 S. Hambledon Ave, City of Industry

25,036 SF Available For Lease

Hambledon Business Park



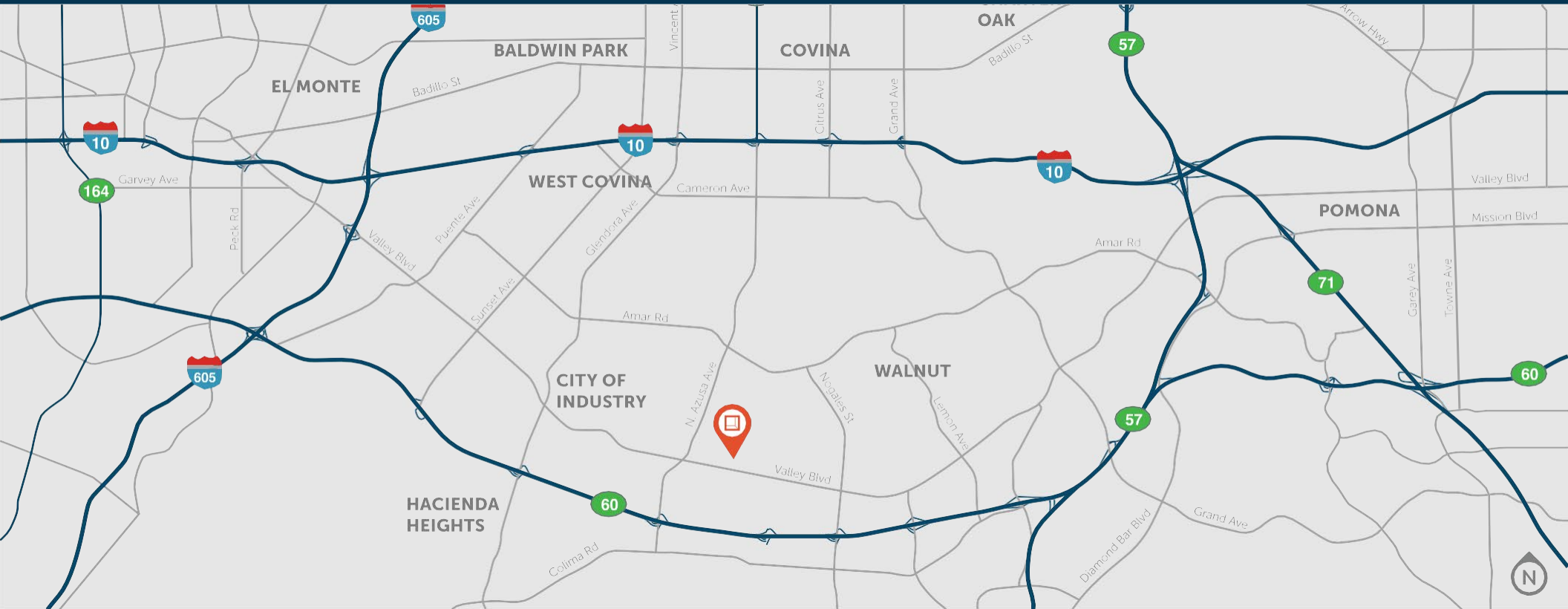
Property Highlights

- 25,036 SF Unit
- 22' Minimum Clearance Height
- 3 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 2,920 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 200 Amps, 277/480 Volt Electrical (Tenant to verify)
- Available November 1, 2026



Location Highlights

Hambleton Business Park



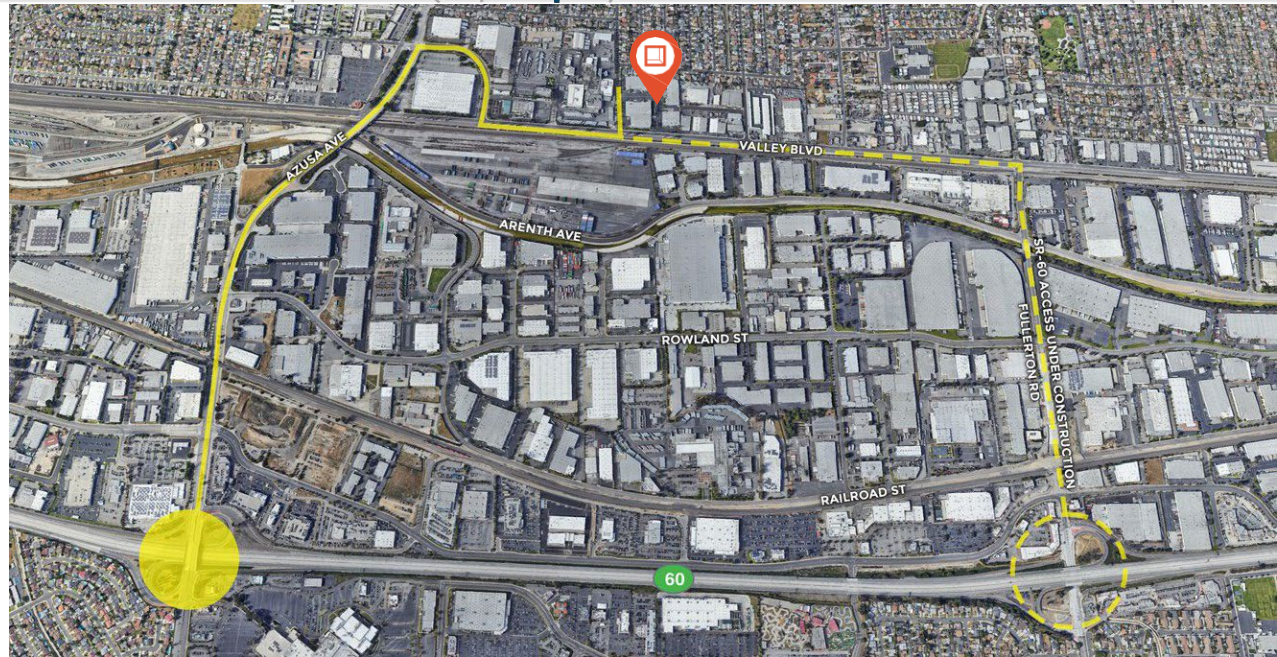
1.4 Miles
to UP Intermodal Yard –
City of Industry

19.1 Miles
to BNSF Railyard –
Commerce

22.5 Miles
to Ontario International
Airport

35.1 Miles
to Los Angeles
International Airport

34.5 Miles
to Ports of LA / Long
Beach





**Rexford
Industrial**

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