

±15,835 SF Industrial Building For Sale

300 TURNBULL CANYON ROAD, CITY OF INDUSTRY, CA



Voit
REAL ESTATE SERVICES

GM
PROPERTIES

RYAN MOORE, SIOR
Executive Vice President, Partner
(909) 545-8011
rmoore@voitco.com
Lic. # 01821438

CHERRY LU
Vice President, Brokerage
(562) 762-3108
cherry@gmpropertiesinc.com
Lic. # 01925302

- » ±15,835 SF Freestanding Building
- » ±1.00 AC Lot (43,668 SF)
- » ±5,929 SF Two- Story Office
- » 16’ Minimum Clear Height
- » Two (2) Ground- Level Doors
- » 400 Amps, 240V, 3-phase power
- » 37 Surface Parking Spaces
- » New 15- Year Roof Installed in 2026
- » Concrete Tilt- Up, Built 1981
- » Zoning: I (Industrial Zone)
- » Fee Simple - Flood Zone X (Minimal)
- » Delivered Vacant

**SOLD SEPARATELY OR AS
PART OF THE PORTFOLIO**



300 Turnbull Canyon Rd



**Building /
Address**

300 Turnbull Canyon Road
City of Industry, CA



**Building Square
Footage**

One Freestanding Building
±15,835 SF



Office SF

±5,929 SF Two-Story



Year Built

1981



Construction

Concrete Tilt-Up



Clear Height

16.0 Feet Minimum



**Ground Level
Doors**

Two (2)



Electrical Power

400 Amps, 120 / 240 V, 3-phase



Parking

37 spaces



Lot Size / APN

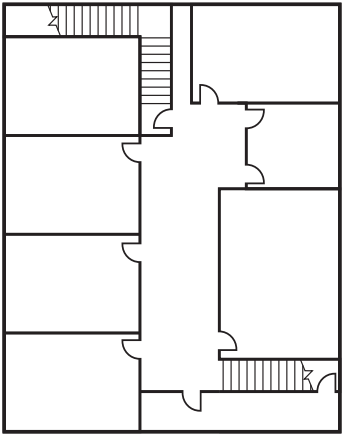
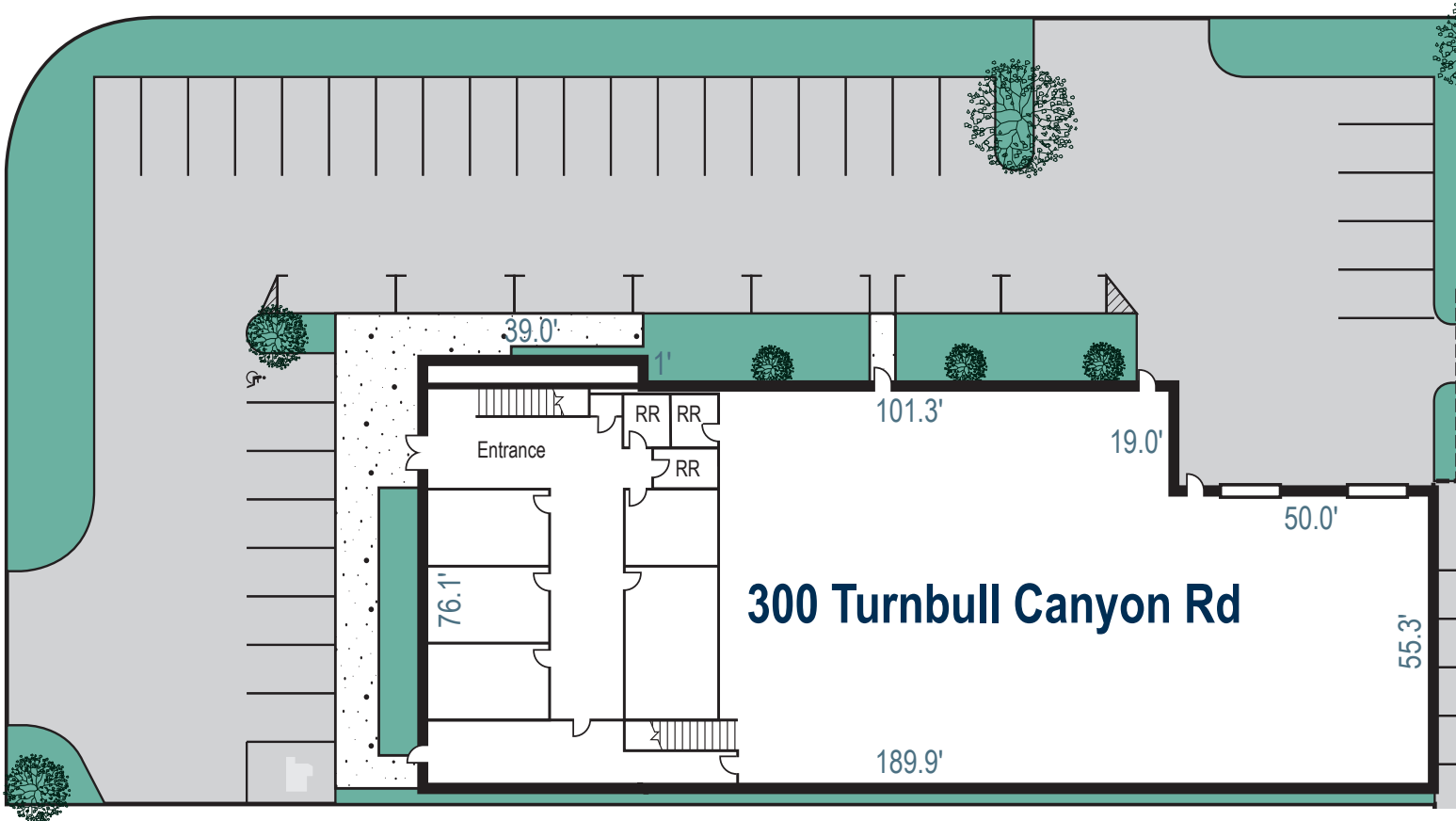
±1.00 AC
8208-021-031



Fire Sprinklers

None

TURNBULL CANYON RD



2nd Floor

* Office plans not to scale

