

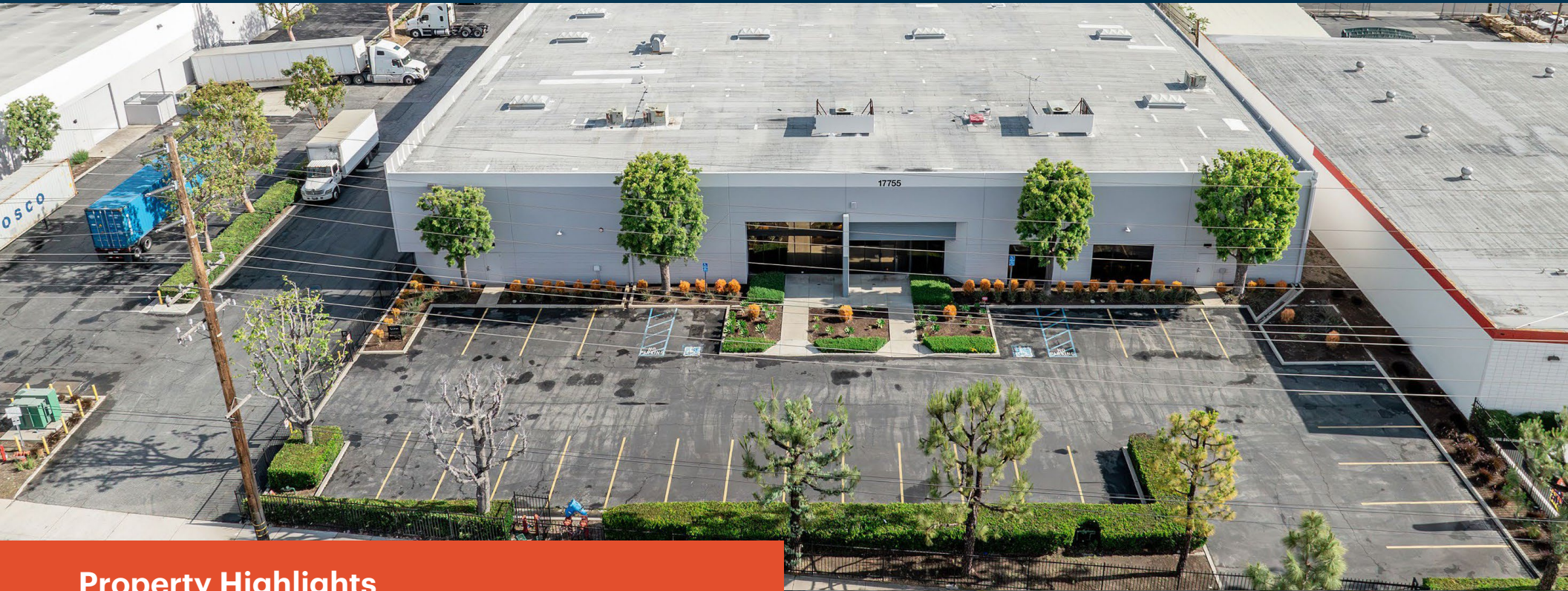


# HAMBLEDON BUSINESS PARK

**AVAILABLE SPACES ±10,000 SF - ±25,036 SF**

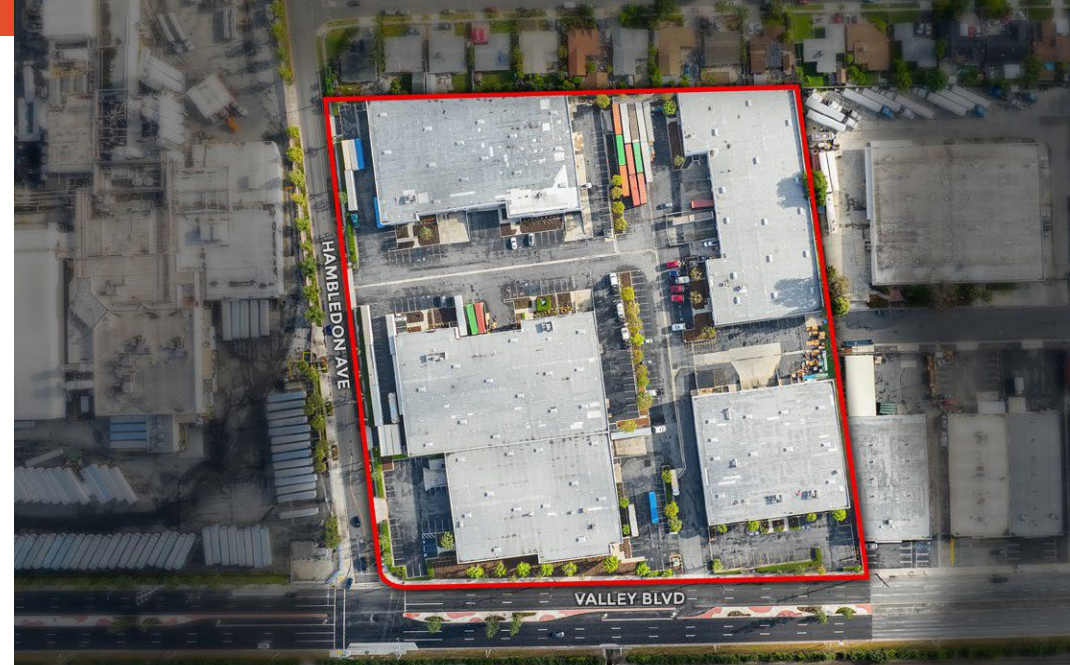
WELL LOCATED HIGH IMAGE BUSINESS PARK

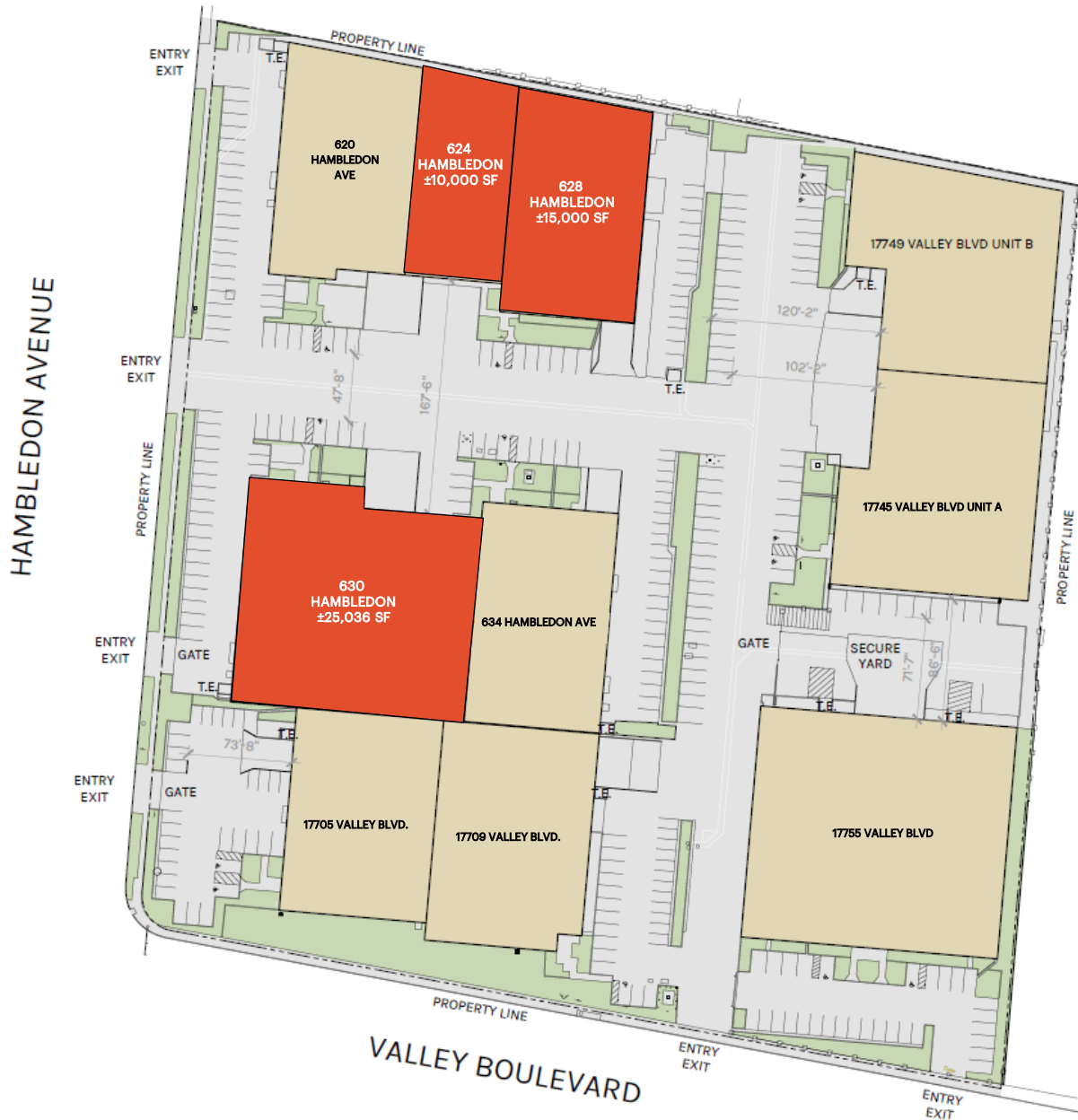
Hambleton Ave & Valley Blvd | City of Industry, CA



## Property Highlights

- Institutionally owned
- 5 building industrial business park totaling 182,325 SF
- Spaces from 10,000 SF to 40,000 SF
- Office area in each space
- Dock high & ground level doors in all units
- 0.415GPM/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, I10 & SR-57 freeways
- Prime San Gabriel Valley location





## CURRENT AVAILABILITIES

| UNIT              | SF         | OFFICE    | DH | GL | Available |
|-------------------|------------|-----------|----|----|-----------|
| 624 Hambleton     | ±10,000 SF | ±1,800 SF | 1  | 1  | 8/1/2026  |
| 628 Hambleton     | ±15,000 SF | ±1,100 SF | 2  | 2  | Now       |
| 624-628 Hambleton | ±25,000 SF | ±2,900 SF | 3  | 3  | 30 Days   |
| 630 Hambleton     | ±25,036 SF | ±2,920 SF | 3  | 2  | 8/1/2026  |

# 624 S. Hambleton Ave, City of Industry

10,000 SF Available For Lease

Hambleton Business Park



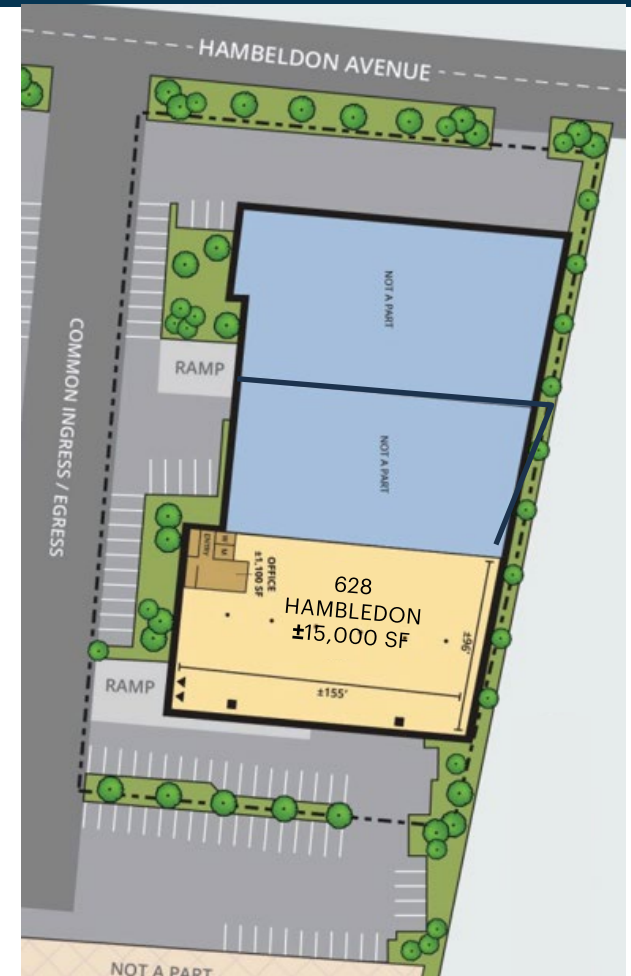
## Property Highlights

- 10,000 SF Unit
- 24' Minimum Clearance Height
- 1 Dock High Loading Door
- 1 Ground Level Loading Door
- 1,800 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 200 Amps, 277/480 Volt Electrical (Tenant to verify)
- Available August 1, 2026

# 628 S. Hambledon Ave, City of Industry

15,000 SF Available For Lease

Hambledon Business Park



## Property Highlights

- 15,000 SF Unit
- 22' Minimum Clearance Height
- 2 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 1,100 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 400 Amps, 277/480 Volt Electrical (Tenant to verify)
- Available Immediately

# 630 S. Hambleton Ave, City of Industry

25,036 SF Available For Lease

Hambleton Business Park



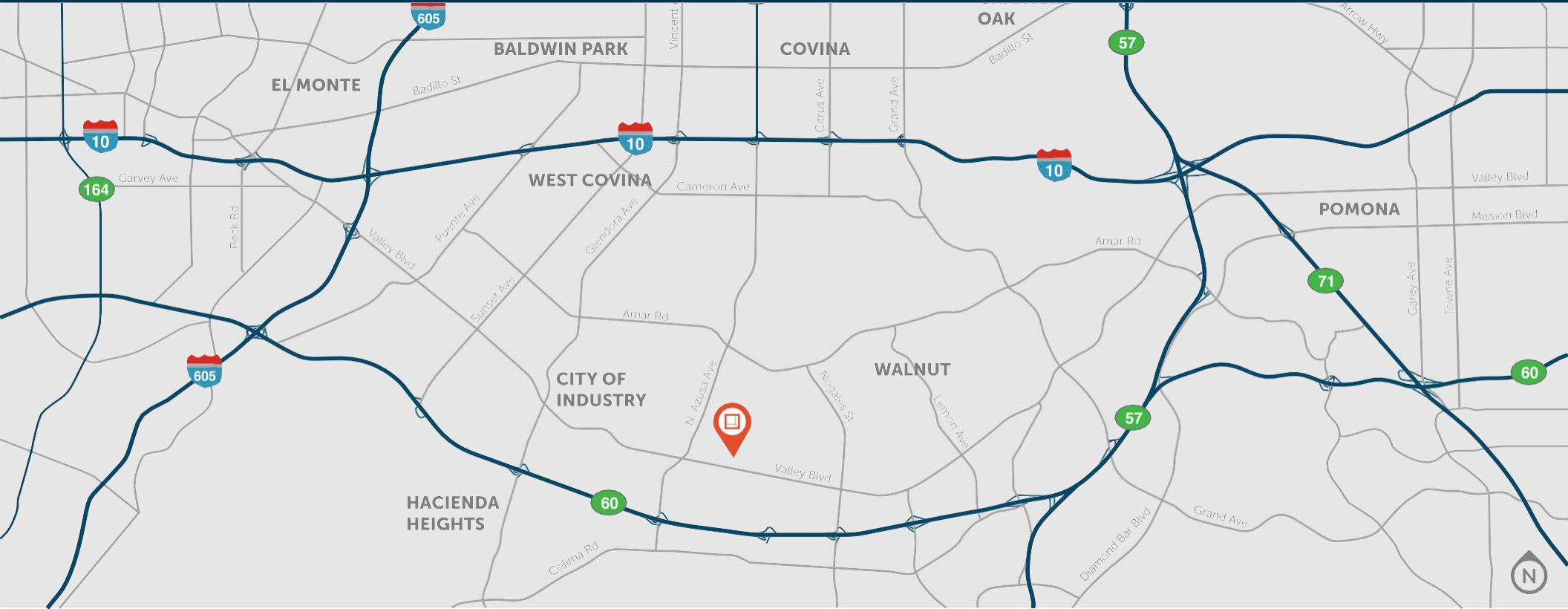
## Property Highlights

- 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 August 1, 2026



# Location Highlights

# Hambleton Business Park



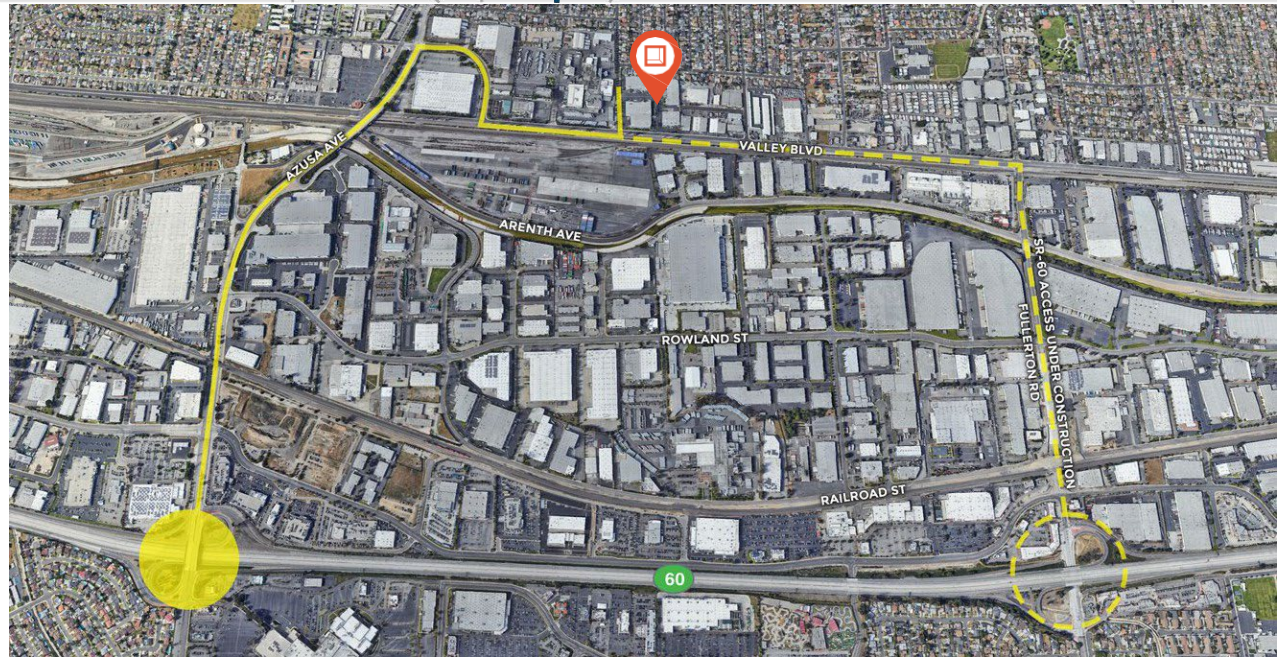
**1.4 Miles**  
to UP Intermodal Yard –  
City of Industry

**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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