

19385-19395  
E WALNUT DRIVE N  
CITY OF INDUSTRY, CA

## EXECUTIVE SUMMARY

CBRE, Inc. is pleased to present the opportunity to occupy a high image freestanding industrial building totaling 141,700 square feet in the City of Industry. The building offers 24' clearance, ample loading and convenient access and frontage to the Pomona Freeway (SR-60). The project is located in the San Gabriel Valley submarket, centrally located to logistically service the Southern California market.

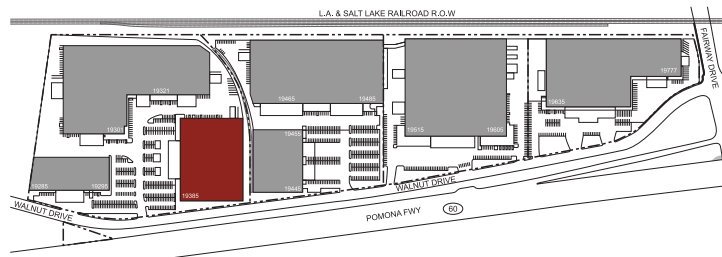
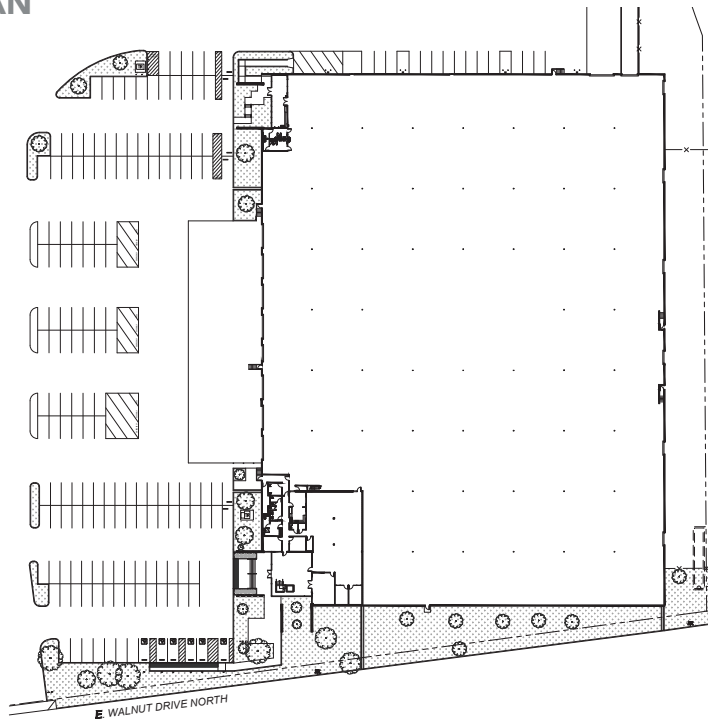
## PROPERTY HIGHLIGHTS

|                        |                                       |                      |                     |
|------------------------|---------------------------------------|----------------------|---------------------|
| <b>TOTAL SIZE:</b>     | ±141,700 SF                           | <b>CLEAR HEIGHT:</b> | 24'                 |
| <b>OFFICE SIZE:</b>    | ±13,558 SF<br>(Two-story office area) | <b>AVAILABLE:</b>    | Immediately         |
| <b>DOCK DOORS:</b>     | 17 (with 16 levelers)                 | <b>POWER:</b>        | 1000 Amps, 277/480V |
| <b>DRIVE-IN DOORS:</b> | 1                                     | <b>SPRINKLERS:</b>   | 0.415/4,000 GPM     |



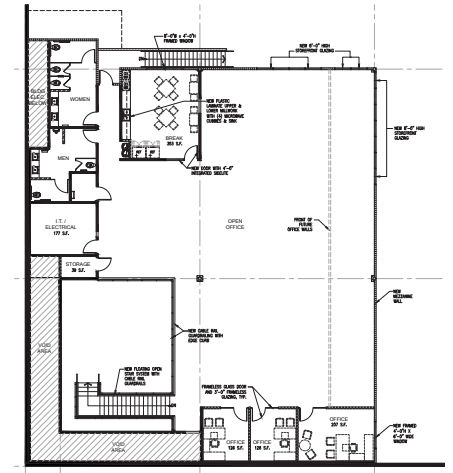
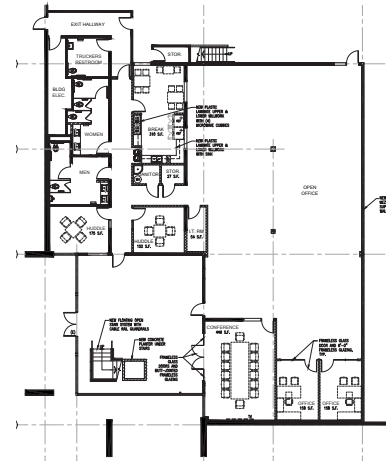
**OFFICE RENDERINGS**

## SITE PLAN

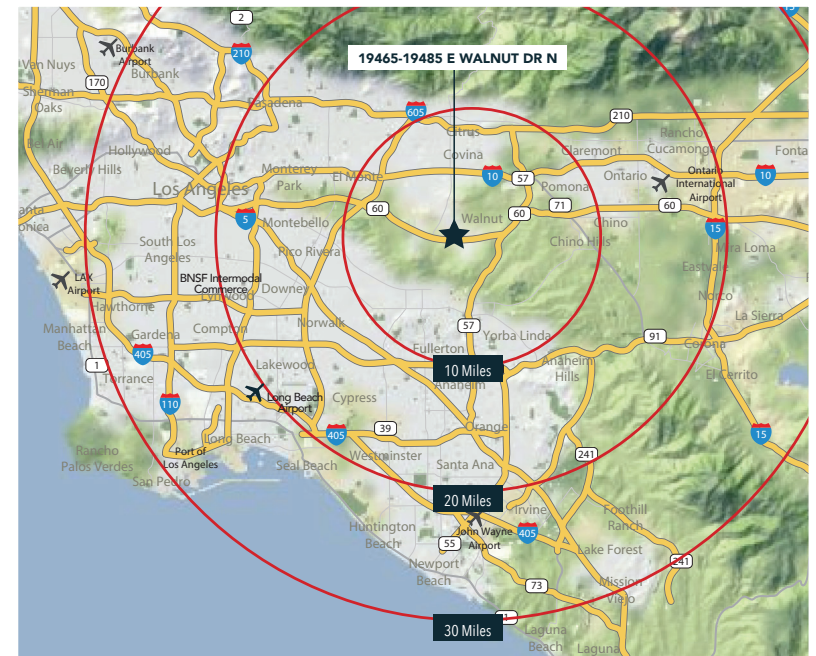


ONE INDUSTRY

## 1ST FLOOR OFFICE



## 2ND FLOOR OFFICE



Exclusively Represented by:

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**CBRE**