



- CLASS A INDUSTRIAL SPACE IN THE INLAND EMPIRE WEST
- PRIVATE, SECURED TRUCK COURT
- WALKING DISTANCE FROM RESTAURANTS AND OTHER AMENITIES



**87,180 SF AVAILABLE FOR LEASE**

**BUILDING 5 AT THE MERGE WEST**

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

14326 Limonite Ave | Eastvale, CA

# Building 5 At The Merge West

14326 LIMONITE AVE



## Property Highlights

- 87,180 Square Feet
- 2,410 Square Feet Office
- 2,390 Finished Mezzanine Office
- 12 Dock High Doors
- 1 Grade Level Door
- 30' Minimum Clear Height
- ESFR Sprinklers
- LED Warehouse Lighting
- 2.5% Skylights
- Fully-Secured Truck Court



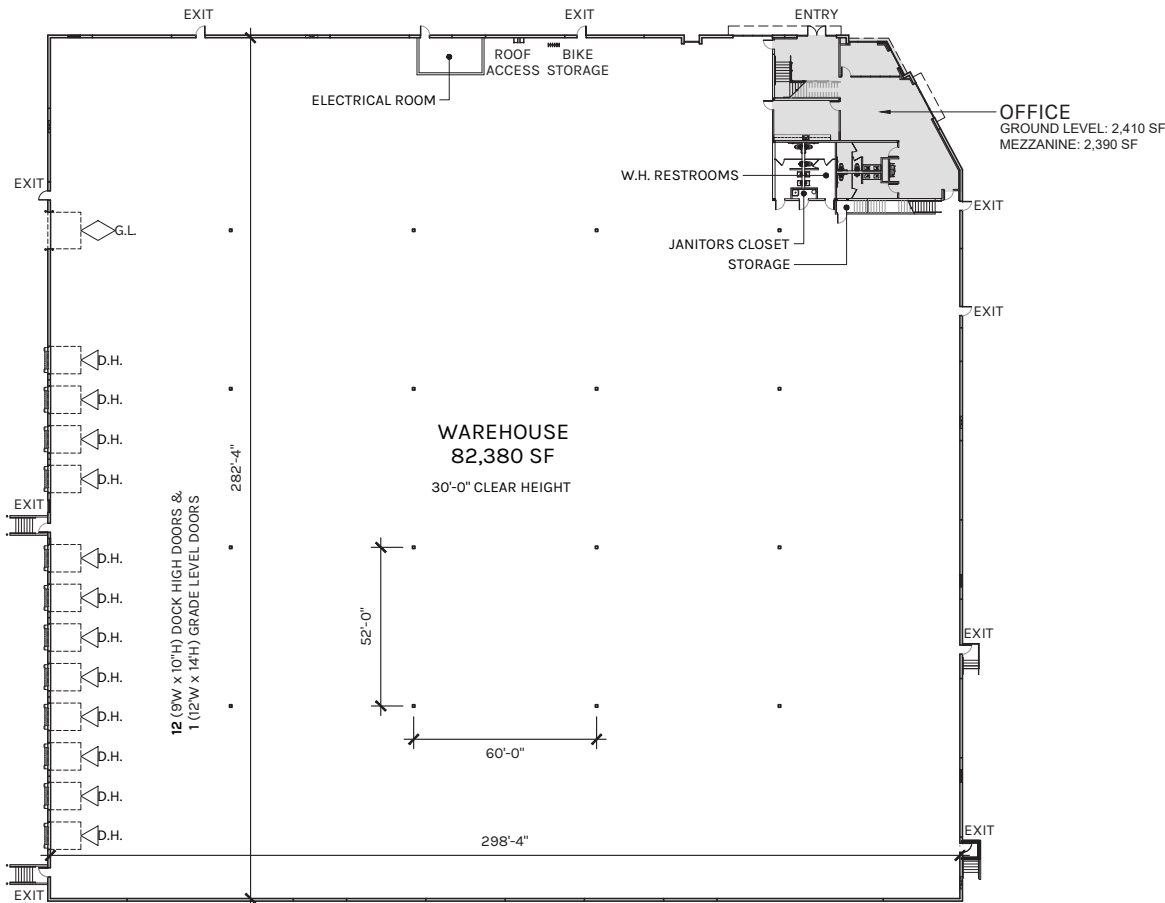


**THE MERGE WEST**

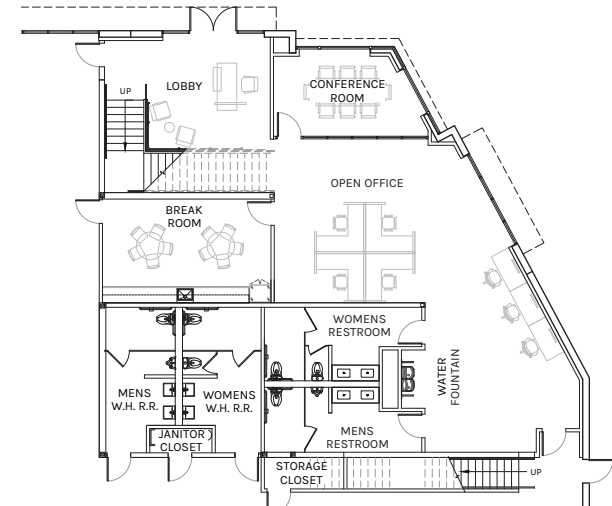
**6 BUILDINGS**

**TOTAL**  
**1,057,419 SF**

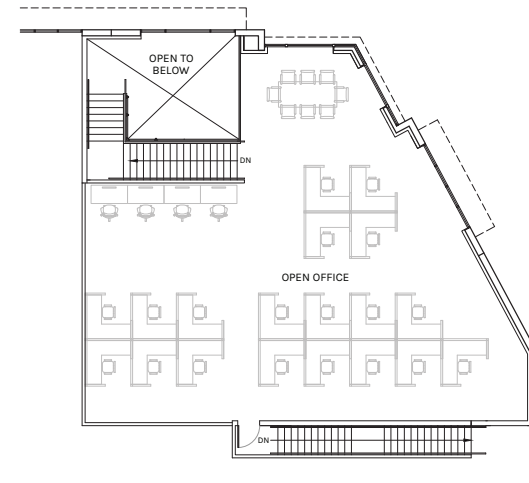
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



First Floor 2,410 SF



Second Floor 2,390 SF

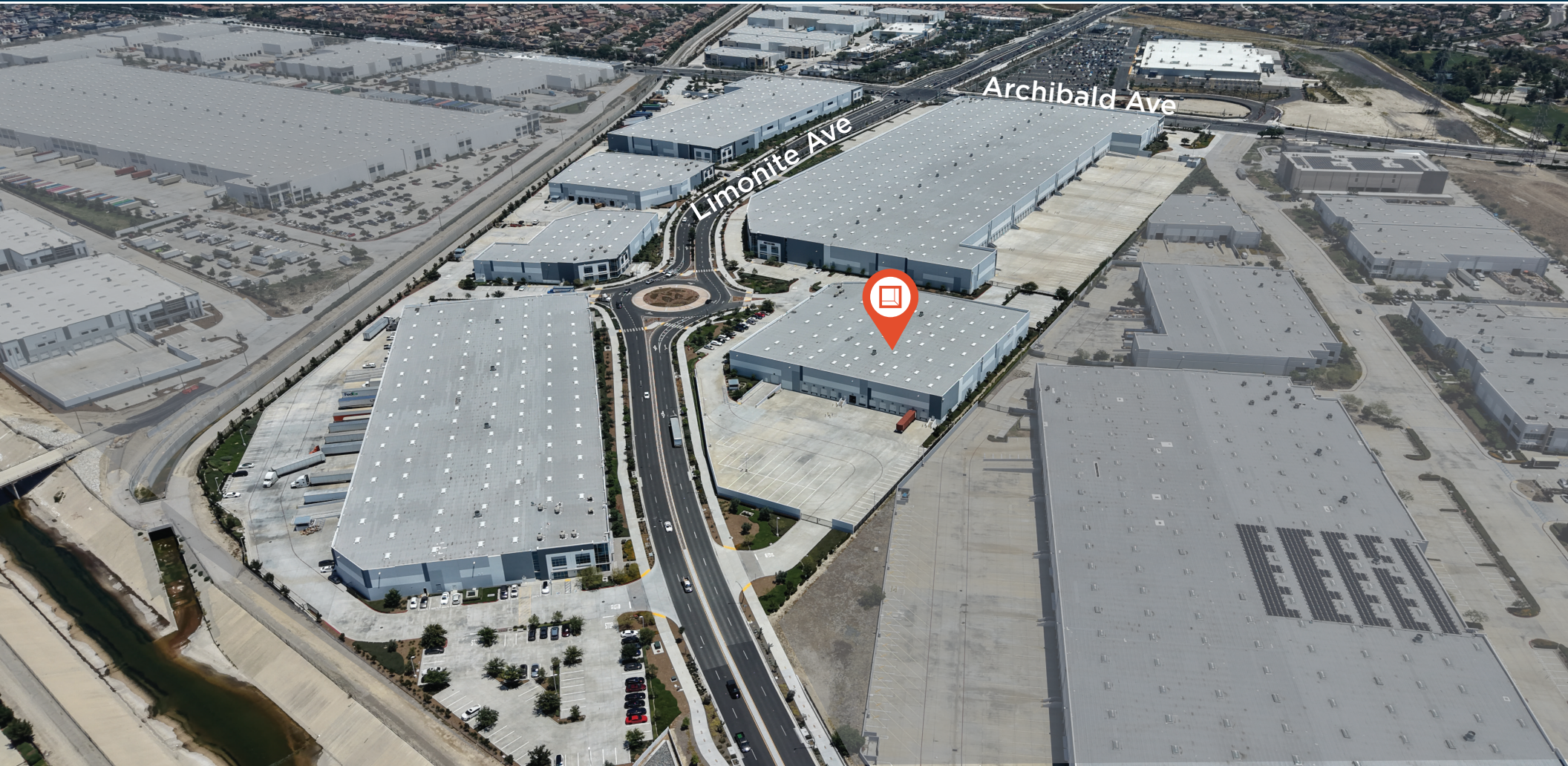


**WAREHOUSE**  
82,380 SF

**OFFICE**  
4,800 SF

**TOTAL**  
87,180 SF

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## Location Highlights

- Part of a larger 6 building project totaling 1,057,419 SF.
- Located at the SWC of Limonite Avenue and Archibald Avenue in Eastvale.
- 55 miles from the ports of LA and Long Beach.
- Direct access I-15, SR 60, SR 71, and SR 91 freeways.
- 2022 class A construction.
- Inland Empire West location with close proximity to Ontario International Airport.



**Rexford  
Industrial**

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**CBRE**

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