



Rare Owner/User Purchase Opportunity
Prime City of Industry location
Corporate Office Image
Low Coverage with Extra Yard Area

±51,823 SF AVAILABLE FOR SALE OR LEASE

PREMIER WAREHOUSE ON ±3.72 ACRES

425 S. HACIENDA BLVD | CITY OF INDUSTRY, CA





Property Highlights

- ±51,823 SF Freestanding Building
- On ±3.72 Acres of Land
- ±22,112 SF of Two Story Office (±11,008 SF Office Mezzanine)
- 1 Dock High Door
- 11 Ground Level Doors
- Sprinklers: 0.45 GPM/3,000 SF
- 28' Minimum Ceiling Height
- Power: 1200 Amps 277/480 V, 3 Phase, 4 Wire
- Immediate Freeway Access

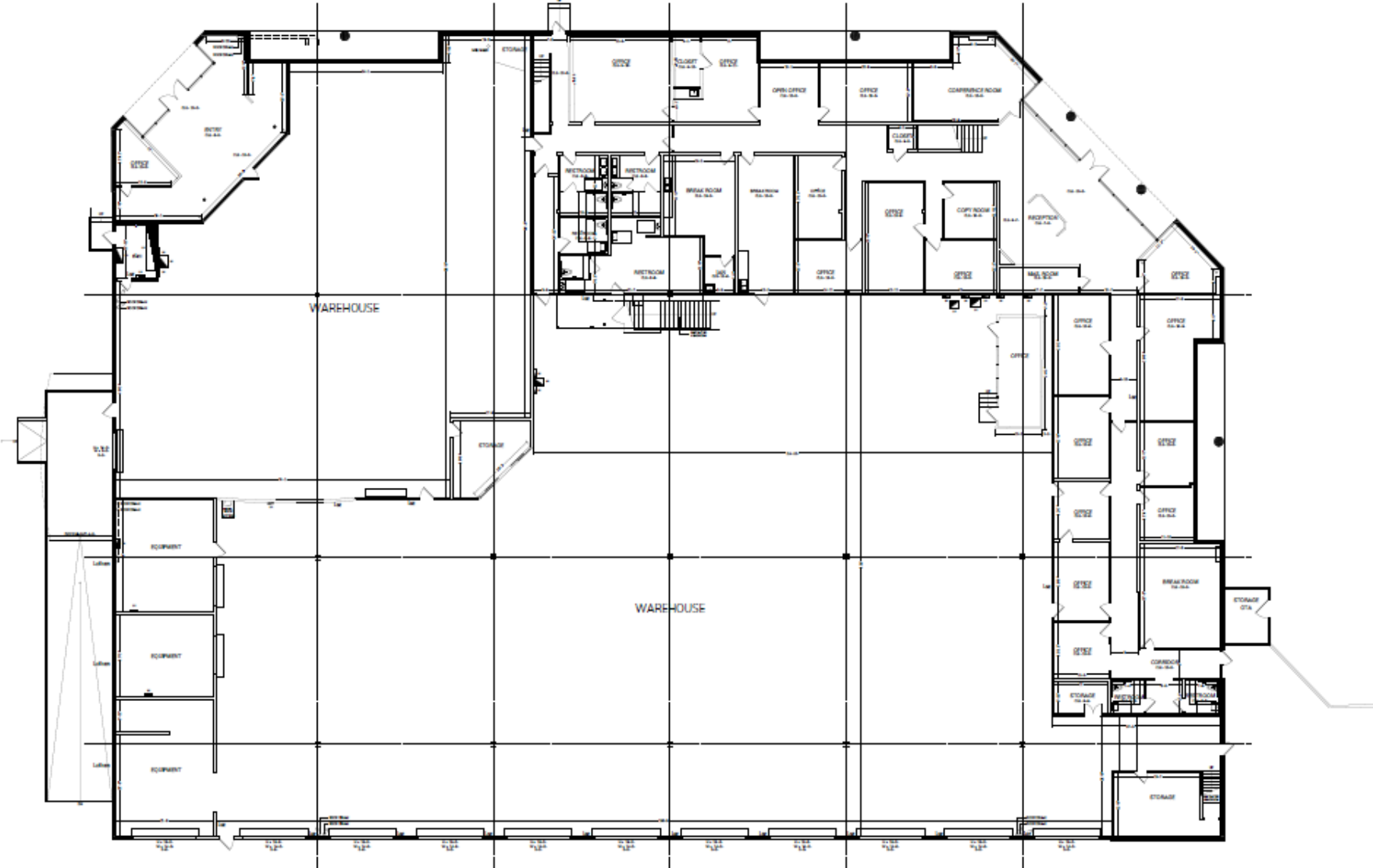


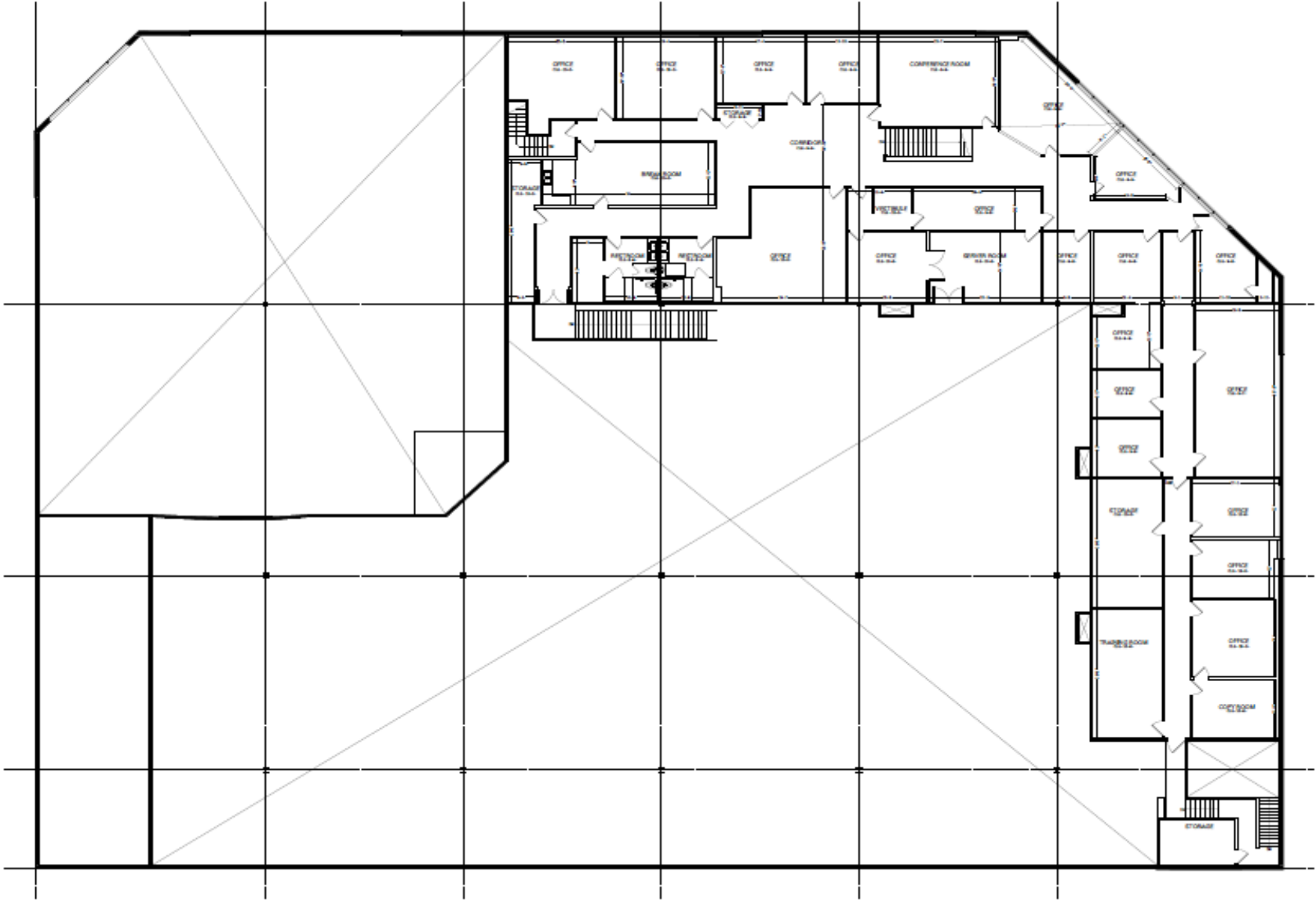
WAREHOUSE
29,711 SF

OFFICE
22,112 SF

TOTAL
51,823 SF

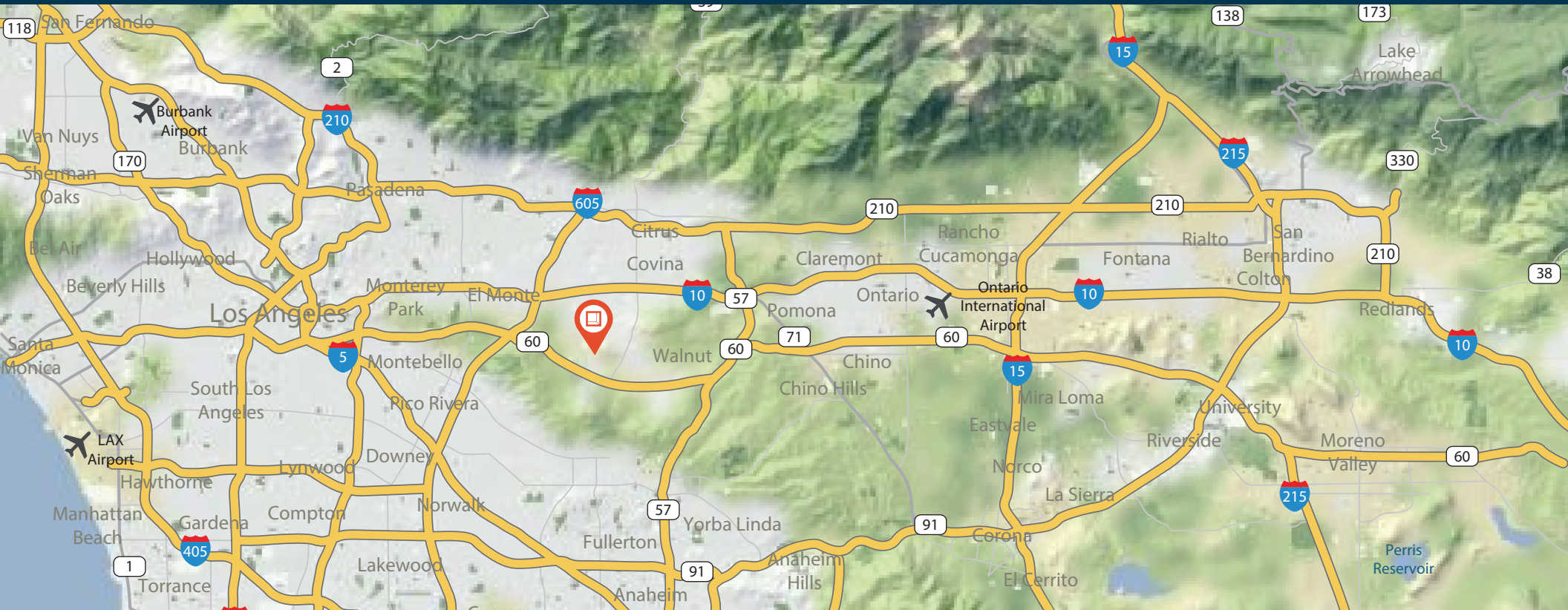
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



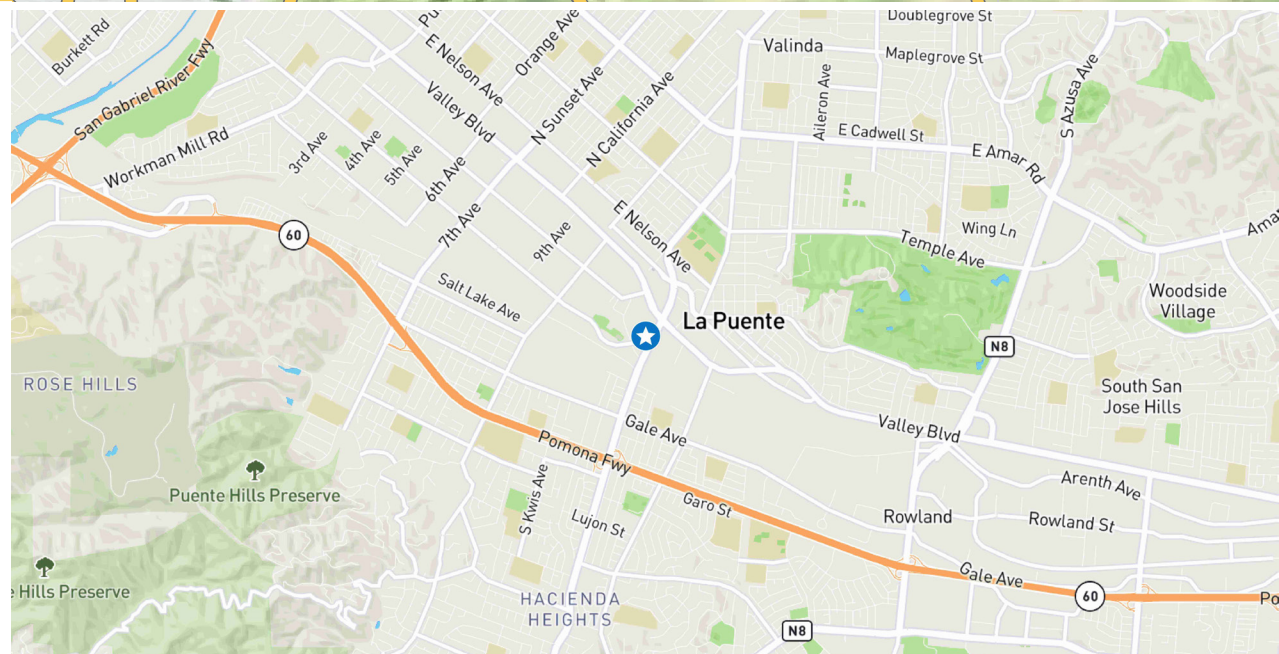


Property Location

425 S. HACIENDA BLVD | CITY OF INDUSTRY



34 Miles to Los Angeles Internationa Airport	25 Miles to Ontario International Airport
0.5 Miles to 60 Freeway	8 Miles to 10 Freeway
6 Miles to 57 Freeway	4 Miles to 605 Freeway





**Rexford
Industrial**

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