



## Building Features

- 134,300 sq.ft. industrial / flex facility
- Abundant Parking
- Functional layout
- Inexpensive space
- \$.88/ psf Modified Gross
- Great back office opportunity
- High ceilings
- Abundant light
- 500,000 sq.ft. of retail amenities within walking distance
- Freeway adjacent location
- Close proximity to a diverse labor pool
- Close proximity to all of the Southern California markets
- Well suited for warehousing, distribution and corporate headquarters operations
- Office space has a flexible layout
- Divisibility with two existing corporate entries
- Not elevator served