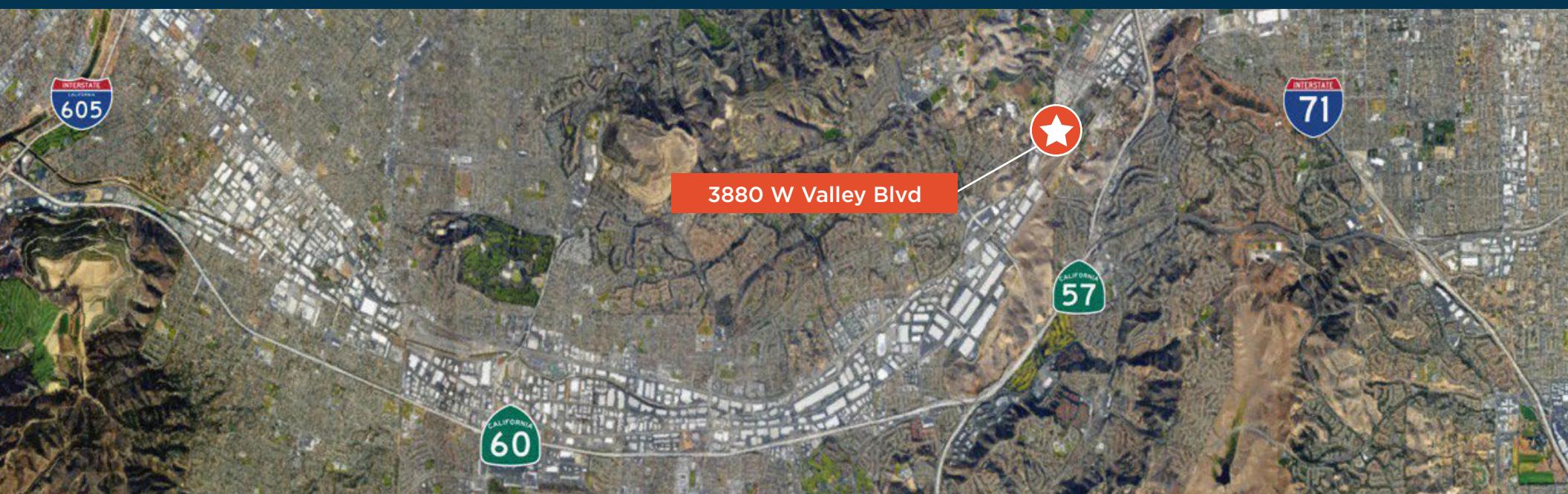


18 Position Cross-Dock Distribution Facility
Huge Excess Yard - 34 Trailer Parking Stalls
Complete Office and Warehouse Refurbishment



FREESTANDING CROSS-DOCK DISTRIBUTION FACILITY

108,550 SF BUILDING FOR SALE OR LEASE
3880 W Valley Boulevard | Pomona, CA (Walnut Mailing Address)



PROPERTY HIGHLIGHTS

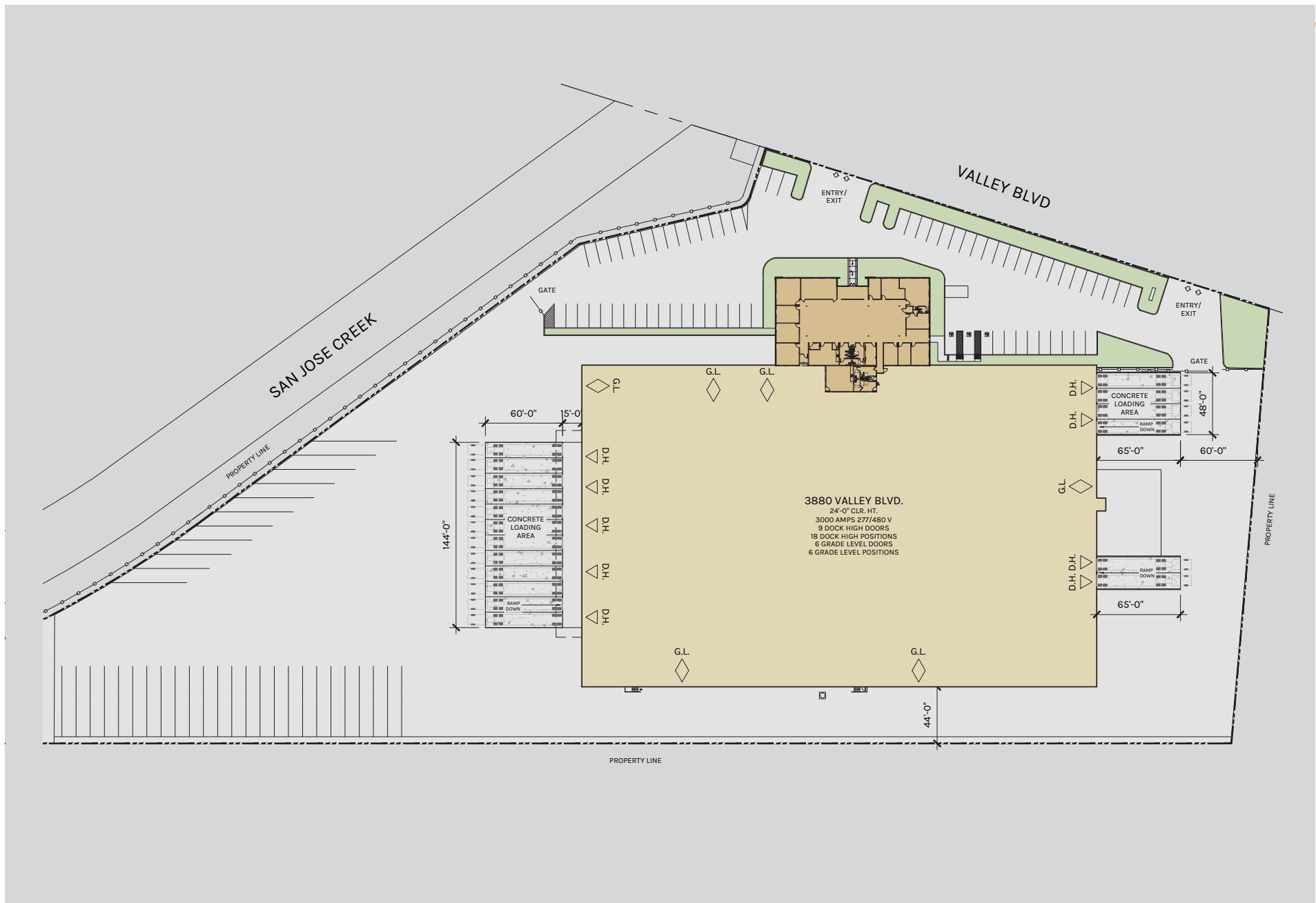
- 108,550 SF Building on 7.5 acres (33% Coverage)
- Cross Dock Building - 18 DH Positions, 6 GL Doors
- 8,180 Square Feet Office
- 34 Trailer Parking Stalls
- 22' - 24' Minimum Clear Height
- ESFR Fire Sprinkler System
- LED Warehouse Lighting
- Drive-Around Building
- 3,000 Amps (277-480v)
- M2 Zoning

AREA AMENITIES

- Walnut Mailing Address
- Adjacent to City of Industry
- Immediate Access to (60), (57), (10) and (71) Freeways via Grand Avenue and Temple Boulevard
- Nearby Retail Amenities
- High Profile Address
- Institutional Property Management
- West of (57) Freeway
- One of a Kind Opportunity

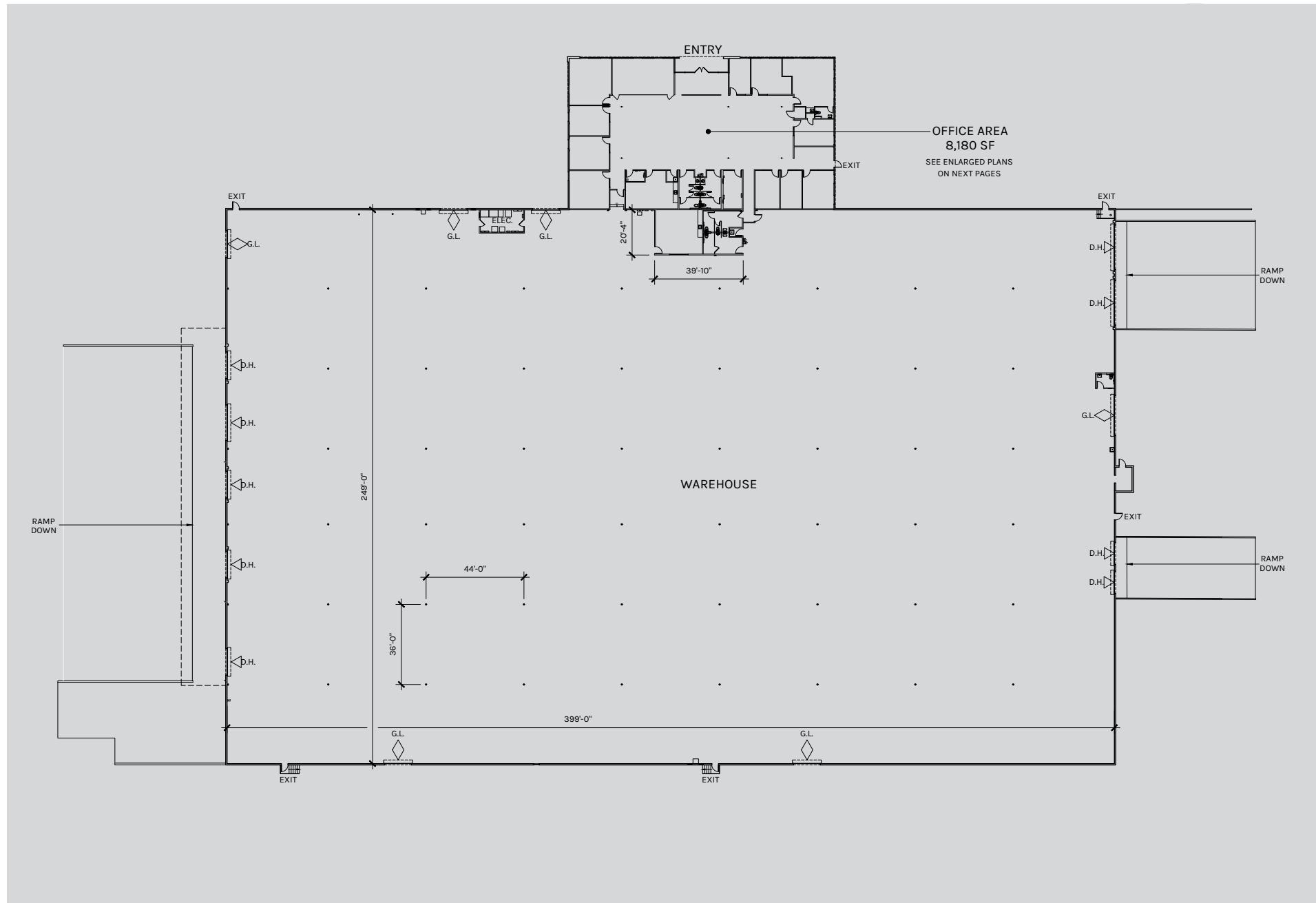
Site Plan

3880 W VALLEY BOULEVARD



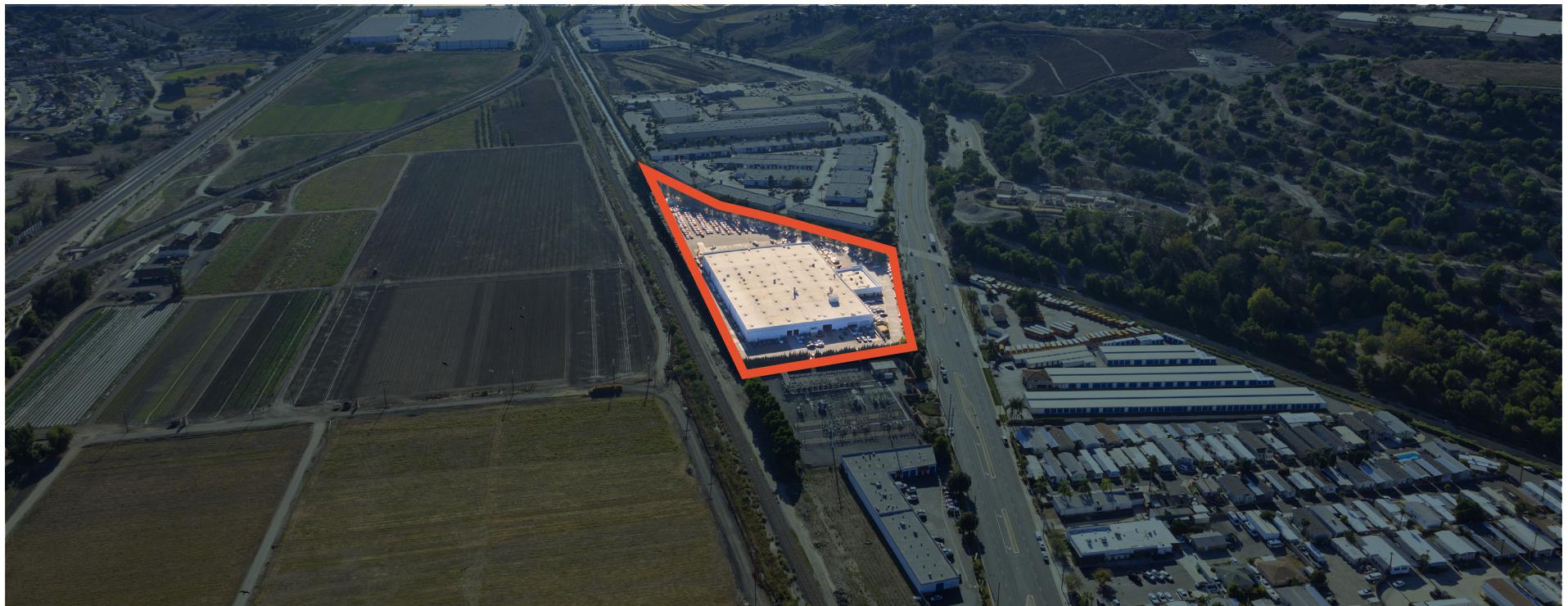
Overall Floor Plan

3880 W VALLEY BOULEVARD



Aerial Photos

3880 W VALLEY BOULEVARD



Aerial Photos

3880 W VALLEY BOULEVARD





**Rexford
Industrial**

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