



El Monte Logistics Center

3900 ARDEN DRIVE, EL MONTE, CA 91731

NOW UNDER CONSTRUCTION!

EST. COMPLETION Q4 2023

FOR LEASE | 360,992 SQ FT

www.elmontelogistics.com



RARE CROSSDOCK LOGISTICS FACILITY
WITH STATE-OF-THE-ART BUILDING FEATURES



PLAY PROPERTY VIDEO



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Property FEATURES

- **±360,992 SF** Available For Lease
- **±3,921 SF** Spec Office (Expandable)
- **15.28 Acres**
- **68** Dock High Doors
- **4** Grade Level Doors
- **36'** Clear Height
- **ESFR** Sprinklers with K25 heads
- **60' x 56'** Bay Spacing (Typical)
- **276** Auto Parking Stalls
- **130' & 136'** Truck Yards
- **2,000 Amps** (Expandable)
- **7"** Minimum Slab Thickness
- **2.5%** Skylights & Smoke Hatches
- **LED** Warehouse Lighting
- **LEED Certified**



* Parking spaces are approximate and to be verified.

ADDITIONAL FEATURES

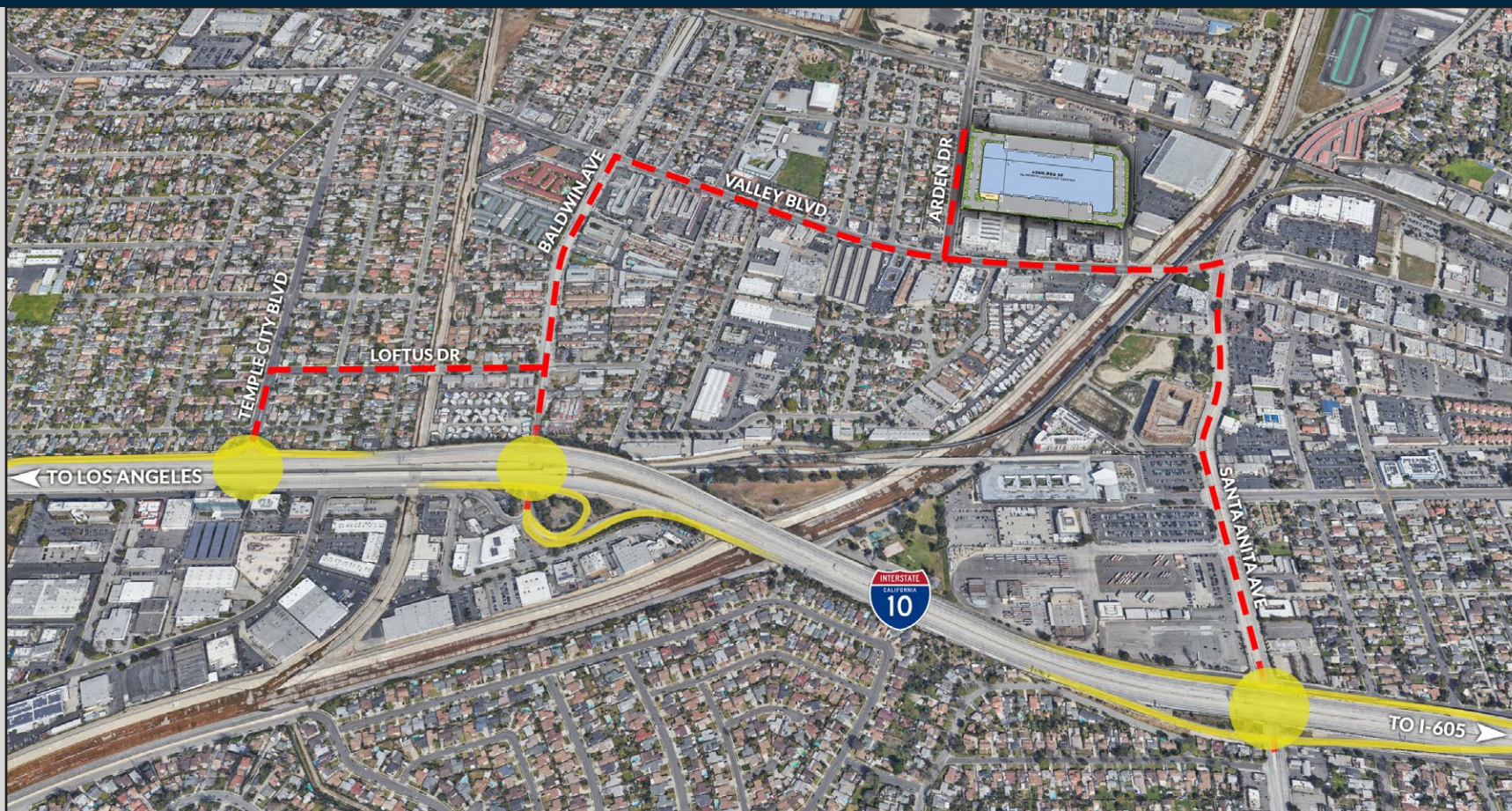
Excellent Circulation
Dual Street Access
Fully Secured Yards
Separate Auto Parking



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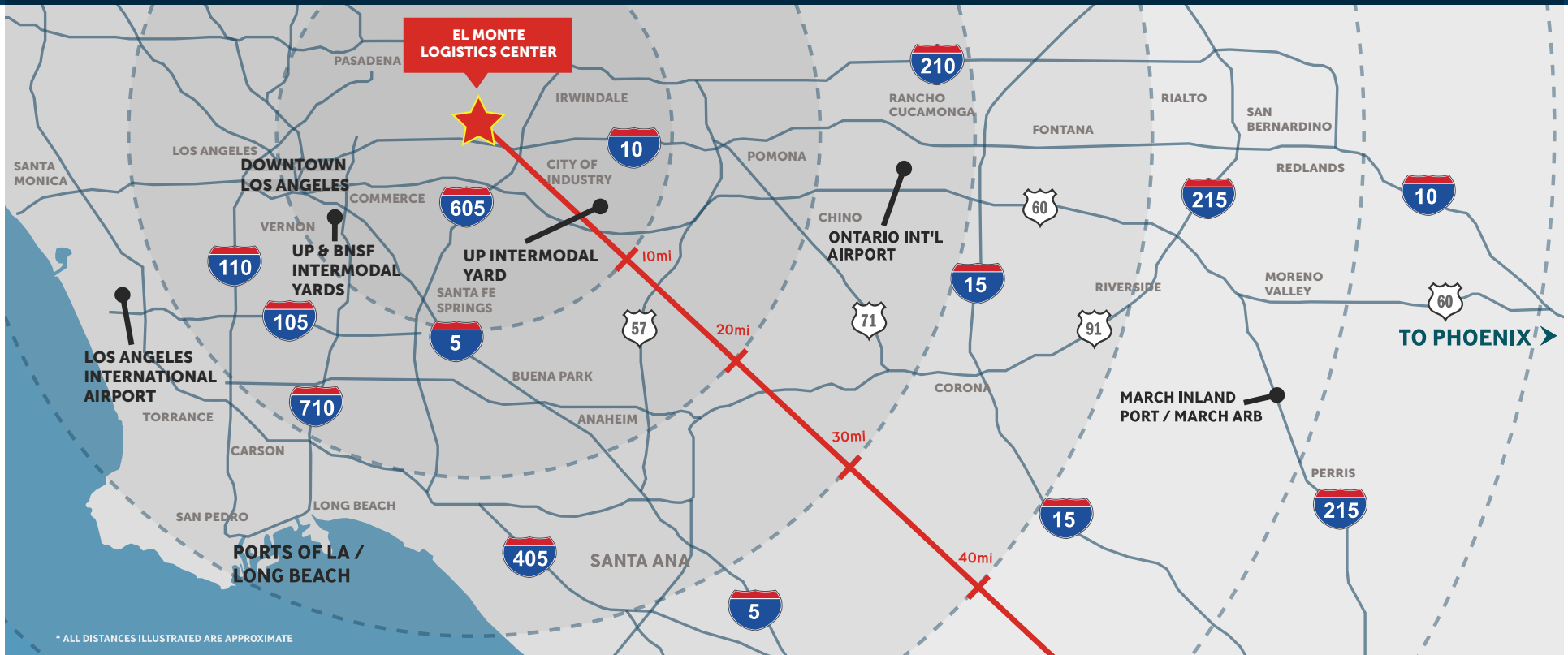
Location HIGHLIGHTS

- Strategic Infill LA Location
- Access to **15 million** customers within a 1 hour drive
- Abundant Nearby Amenities
- **33 miles** to Ports of LA & Long Beach
- **32 miles** to Los Angeles International Airport
- **28 miles** to Ontario International Airport
- Excellent access to major freeways: (10, 60, 210, 605)
- Close proximity to multiple on/off ramps and interchanges (~1mi to I-10, ~3mi to I-605)



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. As of December 31, 2021, Ares Management Corporation's global platform had approximately 2,100 employees operating across North America, Europe, Asia Pacific and the Middle East and approximately \$314 billion of assets under management, including Ares Management's acquisition of AMP Capital's Infrastructure Debt platform which closed February 10, 2022. For more information please visit www.aresmgmt.com.



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