



±200,000 SF For Sublease
20435-45 E. Business Parkway

Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

City of Industry, CA

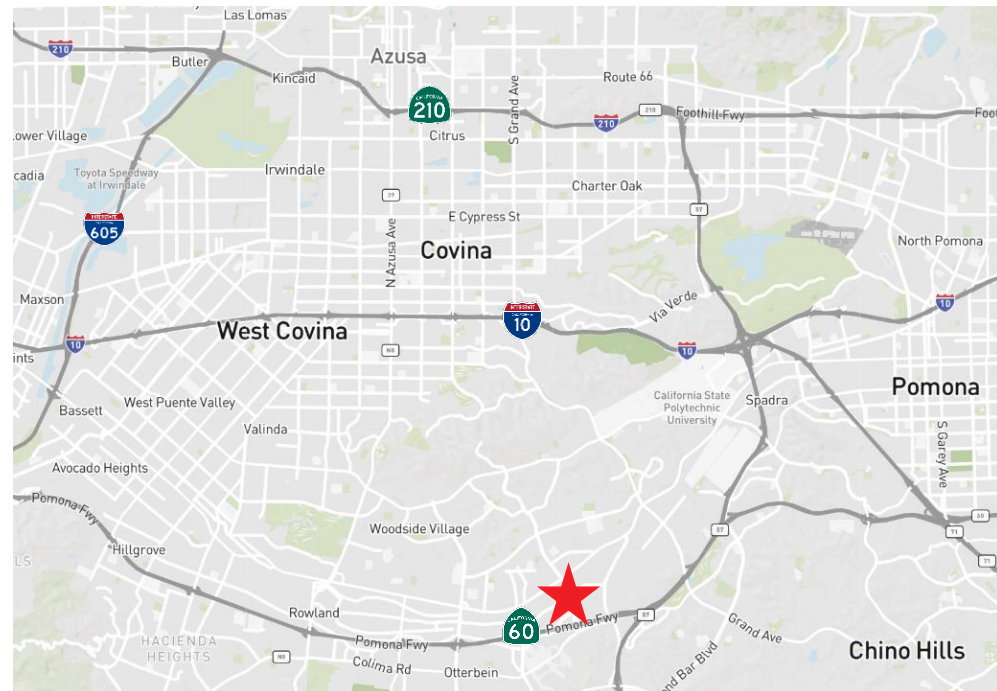


Property Specifications

Building	200,000 SF
Office	+/- 7,000 SF
Dock doors	24
Grade level ramps	1
Clear height	26'
Auto Parking	150
Container / Trailer parking	~ 90 slots
Access	Multiple ingress / egress
Power	800 amps; 277/480
Dock Packages	Edge of dock levelers on all dock high doors
Sublease Term	Through March 31, 2025

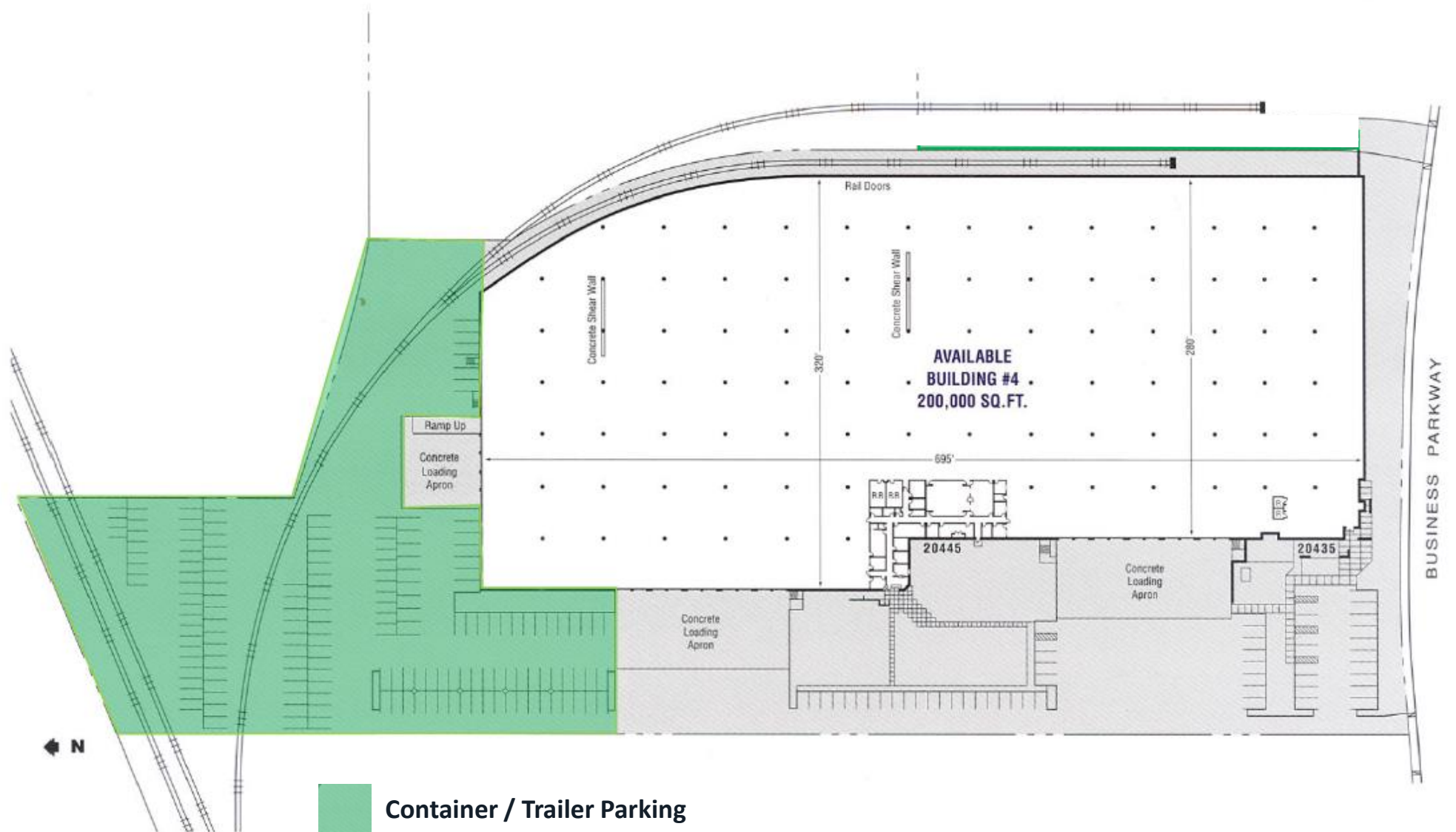
Location Highlights

- Excellent City of Industry Location
- Immediate access to 60 Freeway
- Approximately 30 miles to LA/Long Beach Port Complex



Site Plan

20435-45 E. Business Pkwy, City of Industry, CA





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