

SOUTH MILLIKEN DISTRIBUTION CENTER

2653 S MILLIKEN AVENUE, EASTVALE



Jones Lang LaSalle Brokerage, Inc. License #: 01856260

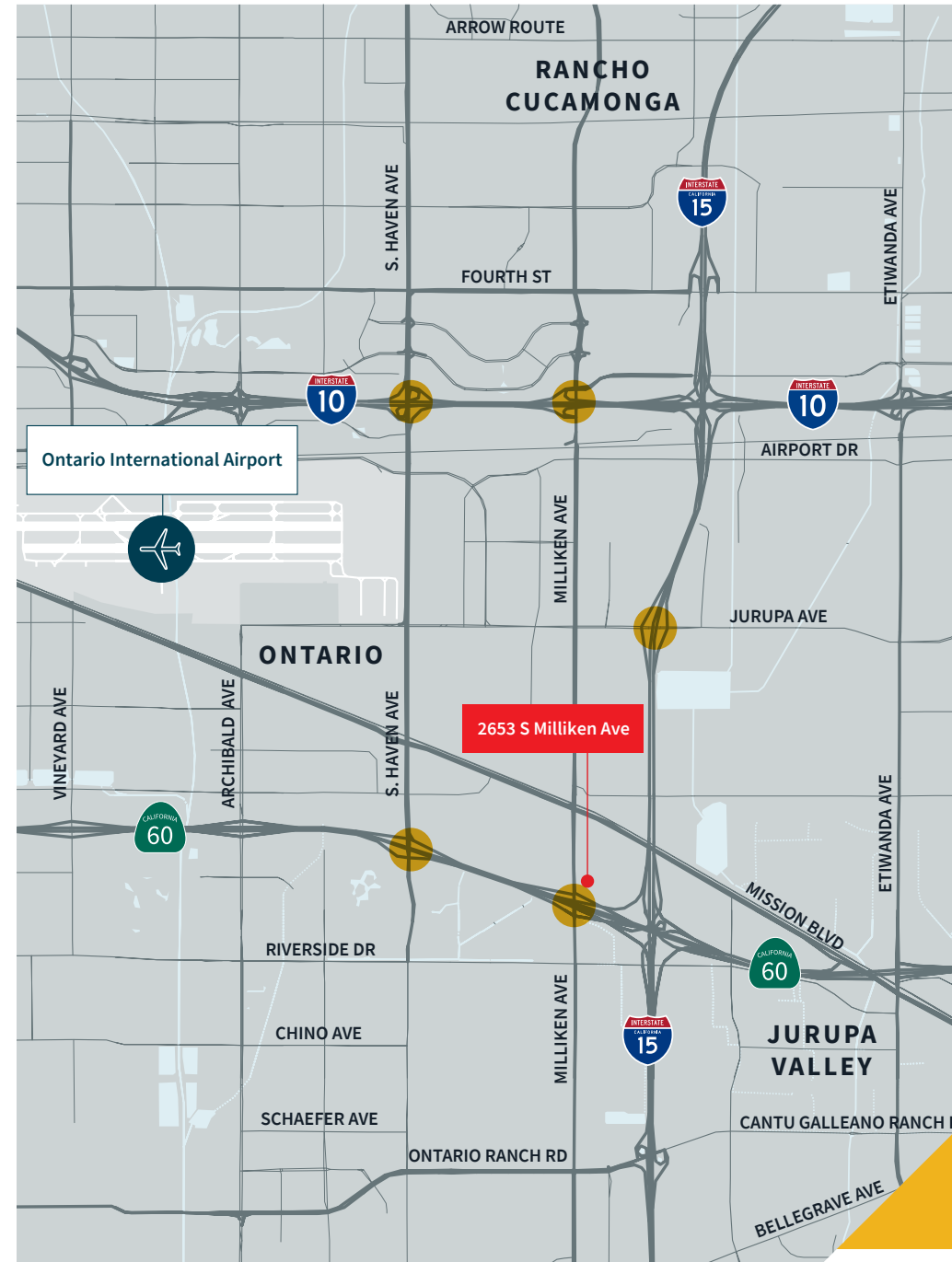
275,985 SF AVAILABLE FOR SUBLEASE

Term Through 02/28/2029

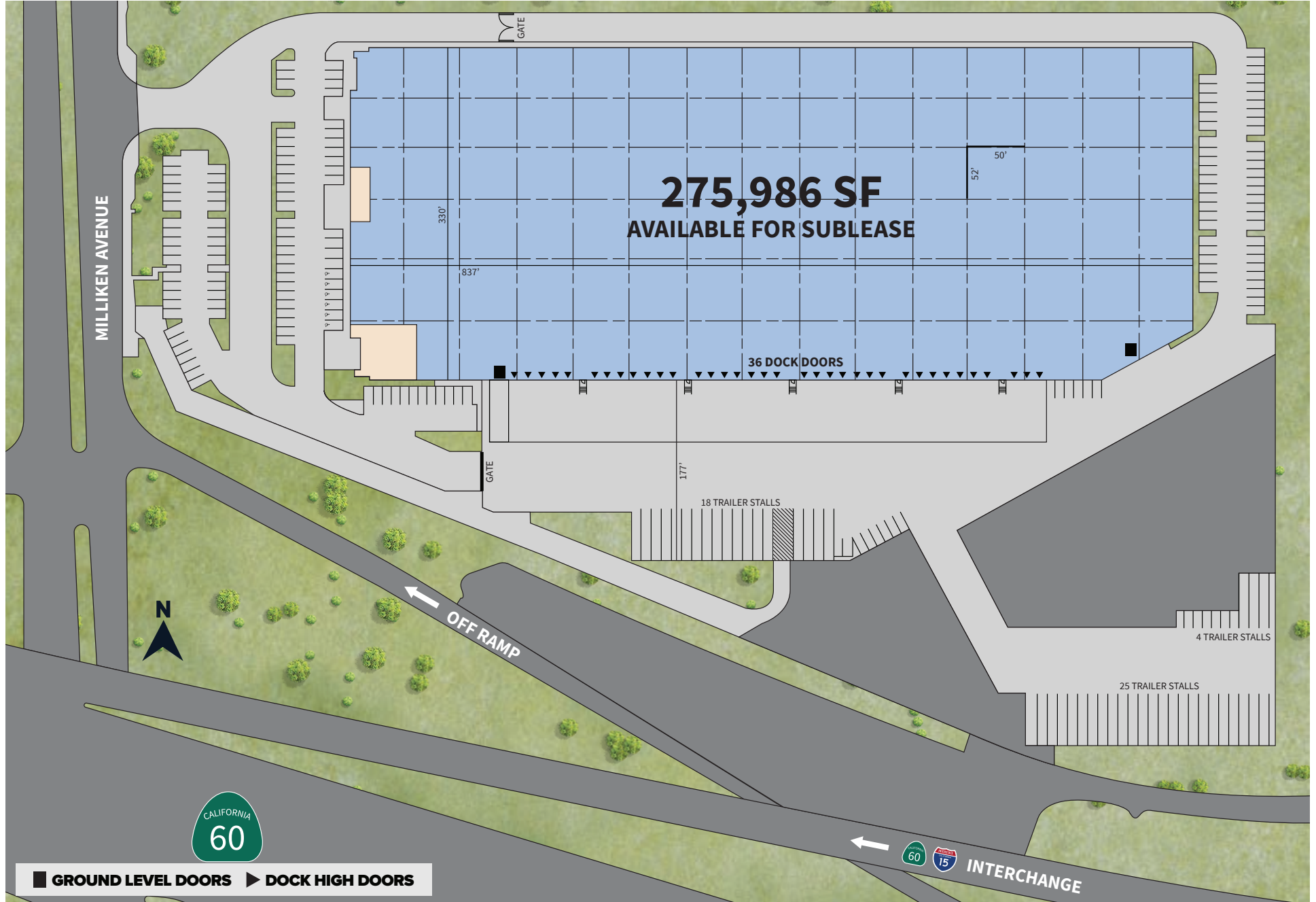
PROPERTY HIGHLIGHTS

BUILDING FEATURES:

- 275,985 SF state-of-the-art distribution center
- 6,349 SF of office (two-story)
- 36 Dock high doors (9' x 10')
 - Six (6) dock-high doors equipped with 35,000 lb hydraulic levelers
 - Thirty (30) dock-high doors equipped with edge-of-dock levelers
 - Dock lighting on all dock doors
- 2 Grade level doors (12' x 14')
- 36' Minimum clear height (provides 15% more pallet positions compared to 32' minimum clear)
- 2,000 Amps, 277/480 volt power (verify)
- ESFR sprinkler system
- 50' X 52' typical bay spacing
- LED warehouse lighting
- ±47 Trailer stalls
- ±176 Car parking spaces with 1 EV charging station
- Fully secured truck court
- Building to be LEED Silver certified
- MM80 (or equivalent) in all floor joints
- Five (5) HVLS fans
- 12 Battery charging stations
- Racking possible
- Immediate access to the I-10, I-15 & CA-60 freeways



SITE PLAN



TRANSPORTATION MAP

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