

**\$0.59
NNN**

**UNITEDLEGWEAR
& APPAREL CO.**

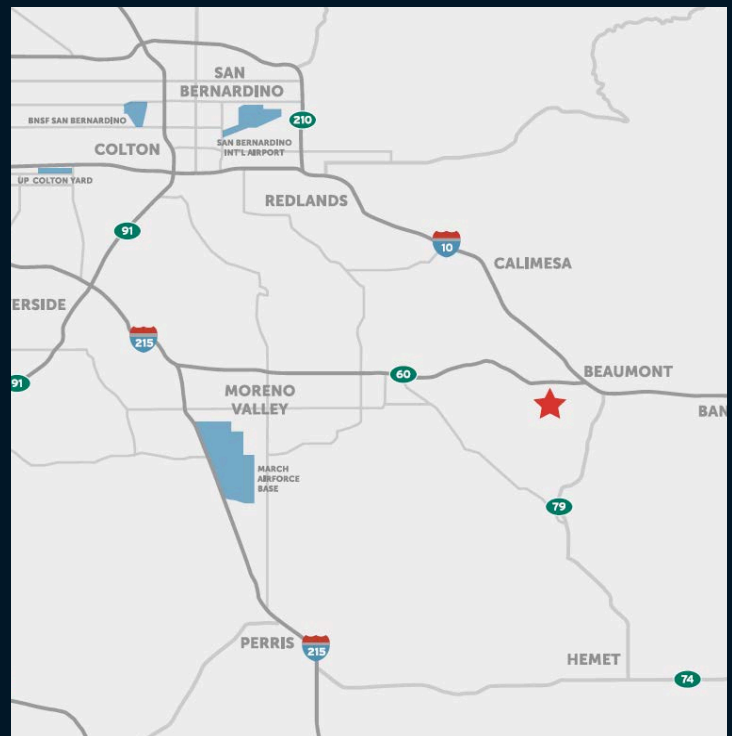
Available for sublease

Brand New Construction with
Cross-Dock Loading

±200,000 SF – 458,704 SF

- Part of Larger 1,777,708 SF
- Divisible to ±200,000 SF
- 40' Minimum Clearance Height
- 3,482 SF of Office Space
- 67 Dock High Loading Doors
- 2 Ground Level Loading Doors
- ±90 Trailer Parking Spaces
- ±120 Parking Spaces
- ESFR Sprinkler System
- 185' Fully Secured Concrete Truck Court Areas
- Flexible Sublease Length & Terms

36855 W. Fourth St
Beaumont, CA



Site plan



Jeff Bellitti

Senior Managing Director
jeff.bellitti@jll.com
+909 467 6881
CA RE Lic. #01232571

Mac Hewett

Executive Managing Director
mac.hewett@jll.com
+1 908 432 8074
CA RE Lic. #01920070

Luke McDaniel

Senior Managing Director
luke.mcdaniel@jll.com
+1 714 330 2197
CA RE Lic. #01203625

