HAMBLEDON BUSINESS PARK

SPACES FROM 10,000 SF - 30,000 SF

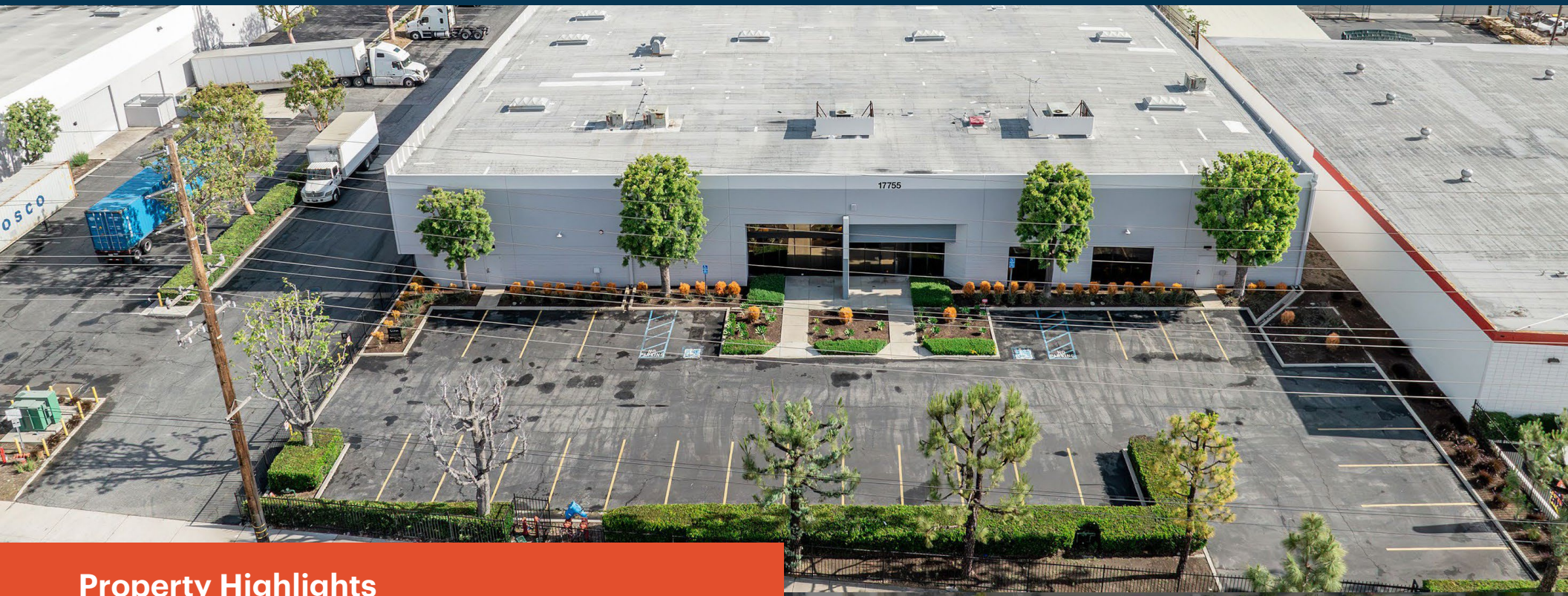
WELL LOCATED HIGH IMAGE BUSINESS PARK

Hambledon Ave & Valley Blvd | City of Industry, CA

Rexford Industrial

JLL

Campus Highlights

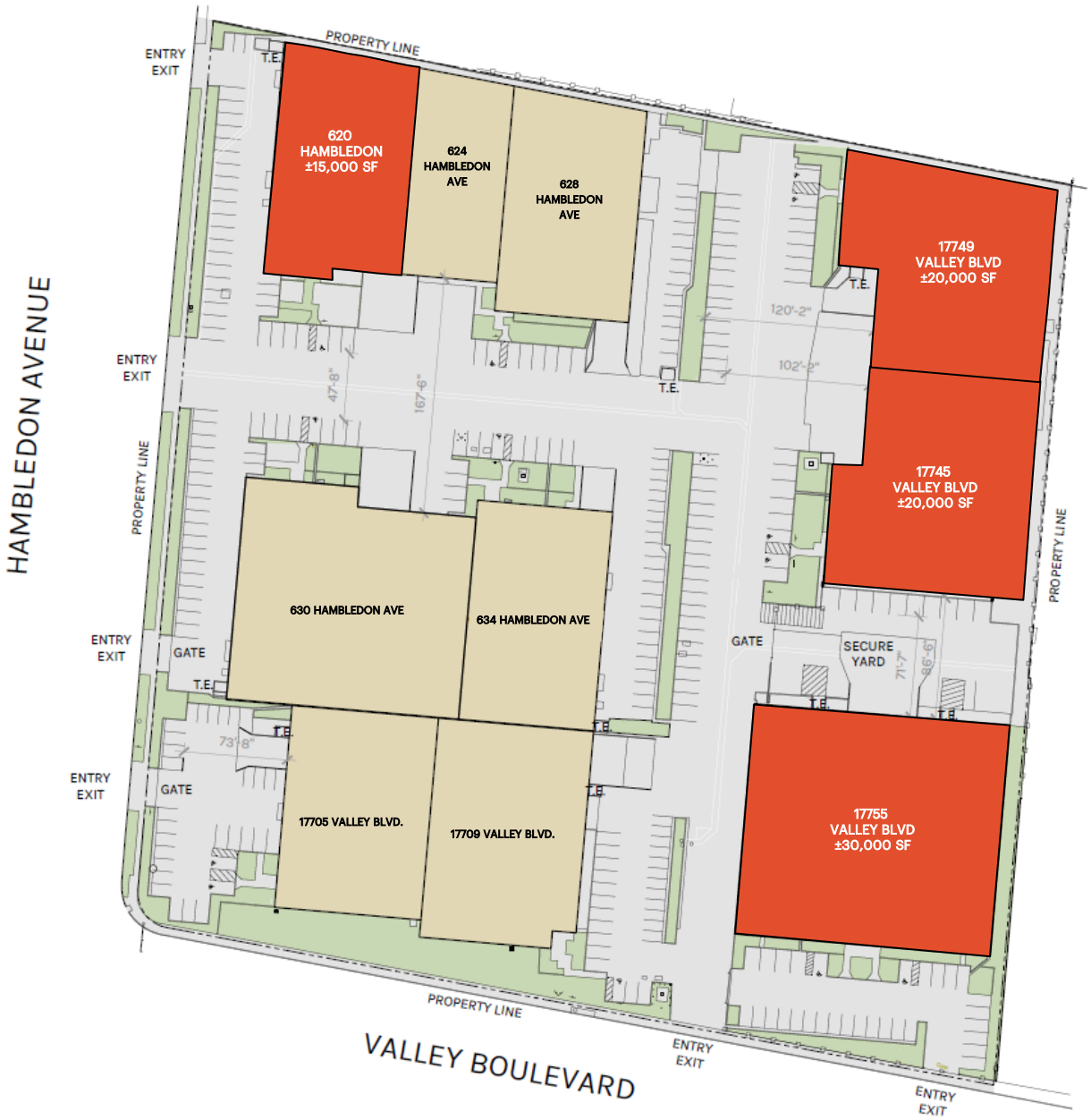


Property Highlights

- Institutionally owned
- 5 building industrial business park totaling 182,325 SF
- Spaces divisible from 10,000 SF to 30,000 SF
- Office area in each space
- Dock high & ground level doors in all units
- 0.415 GPM/4,000 SF calculated sprinkler system
- Ample auto parking
- Gated / secure access possible
- Fully landscaped business park
- Immediate access to SR-60 freeway via Azusa Avenue
- Close proximity to I-605, I-10 & SR-57 freeways
- Prime San Gabriel Valley location

Site Plan

Hambledon Business Park



CURRENT AVAILABILITIES

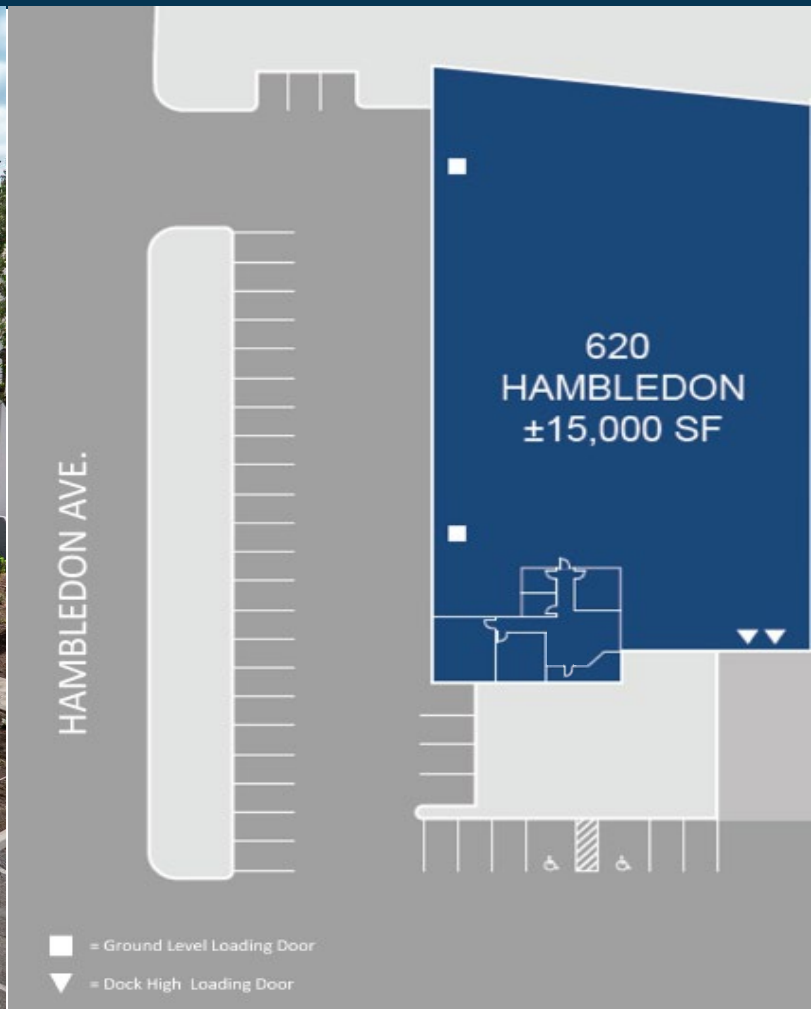
UNIT	SF	OFFICE	DH	GL	Available
620 Hambledon	±15,000 SF	±1,040 SF	2	2	Now
	Power: 225 Amp, 277/480V				
	Clear Height: 23' minimum				
17745 Valley Blvd	±20,000 SF	±3,012 SF	3	1	2/1/25
	Clear Height: 23' minimum				
17749 Valley Blvd	±20,000 SF	±1,766 SF	3	1	1/1/25
	Clear Height: 23' minimum				
17745-49 Valley Blvd	±40,000 SF	±4,778 SF	6	2	1/1/25 - 2/1/25
	Clear Height: 23' minimum				
17755 Valley Blvd	±30,000 SF	±2,582 SF	4	2	2/1/25
	Clear Height: 23' minimum				

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

620 S. Hambledon Ave, City of Industry

15,000 SF Available For Lease

Hambledon Business Park



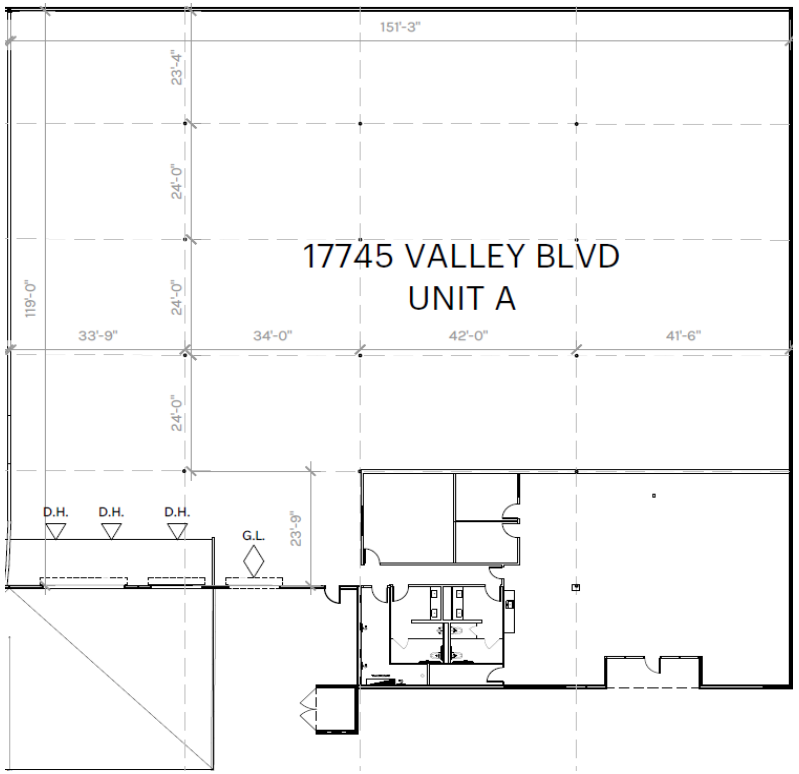
Property Highlights

- 15,000 SF Unit
- 23’ Minimum Clearance Height
- 2 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 1,040 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

17745 Valley Blvd, City of Industry

20,000 SF Available For Lease

Hambledon Business Park



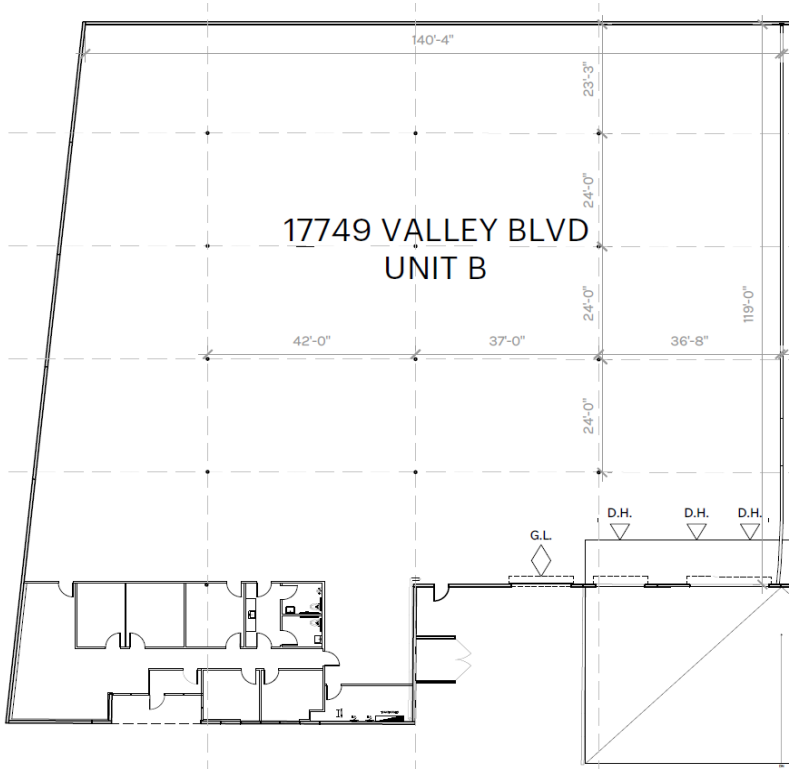
Property Highlights

- 20,000 SF Unit
- 23’ Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- 3,012 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

17749 Valley Blvd, City of Industry

20,000 SF Available For Lease

Hambledon Business Park



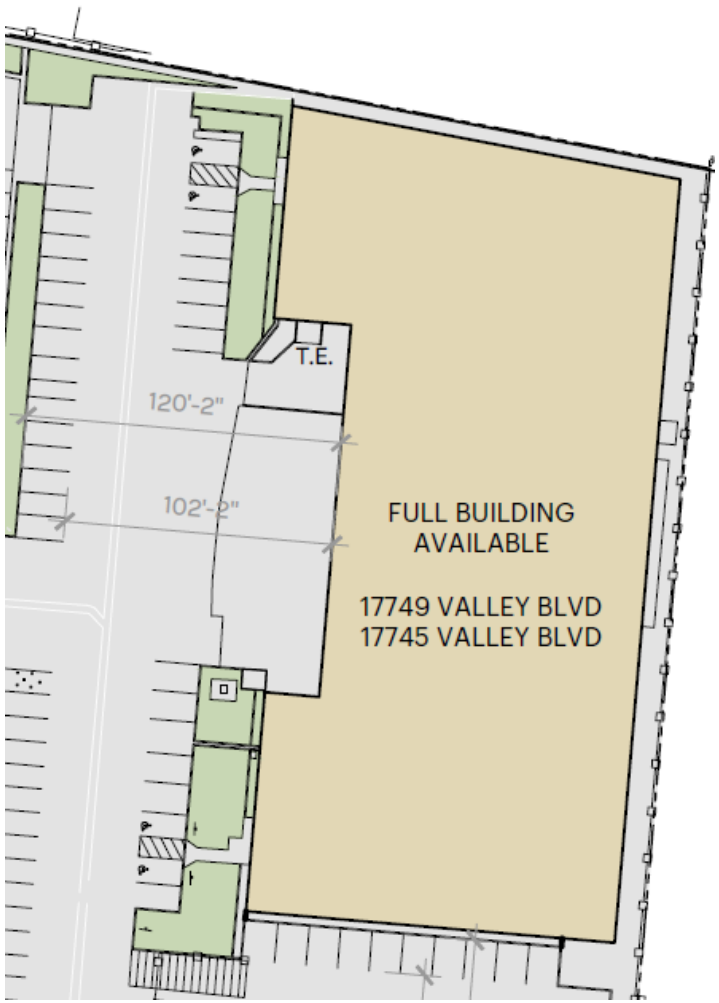
Property Highlights

- 20,000 SF Unit
- 23’ Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- 1,766 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

17745-17749 Valley Blvd, City of Industry

40,000 SF Available For Lease

Hambledon Business Park



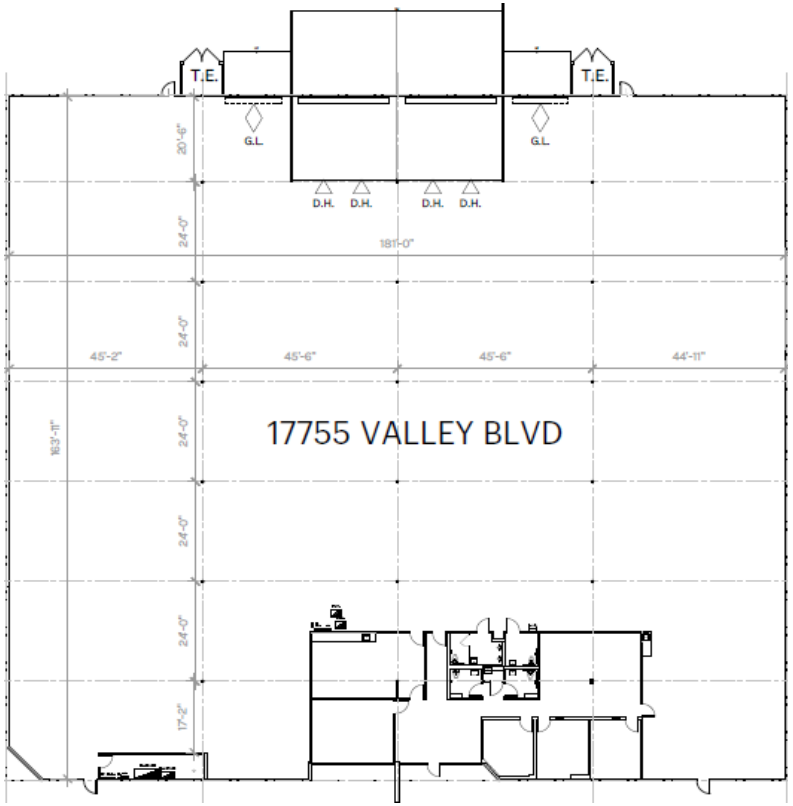
Property Highlights

- 40,000 SF Unit
- 23’ Minimum Clearance Height
- 6 Dock High Loading Doors
- 2 Ground Level Loading Door
- 4,778 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

17755 Valley Blvd, City of Industry

30,000 SF Available For Lease

Hambledon Business Park



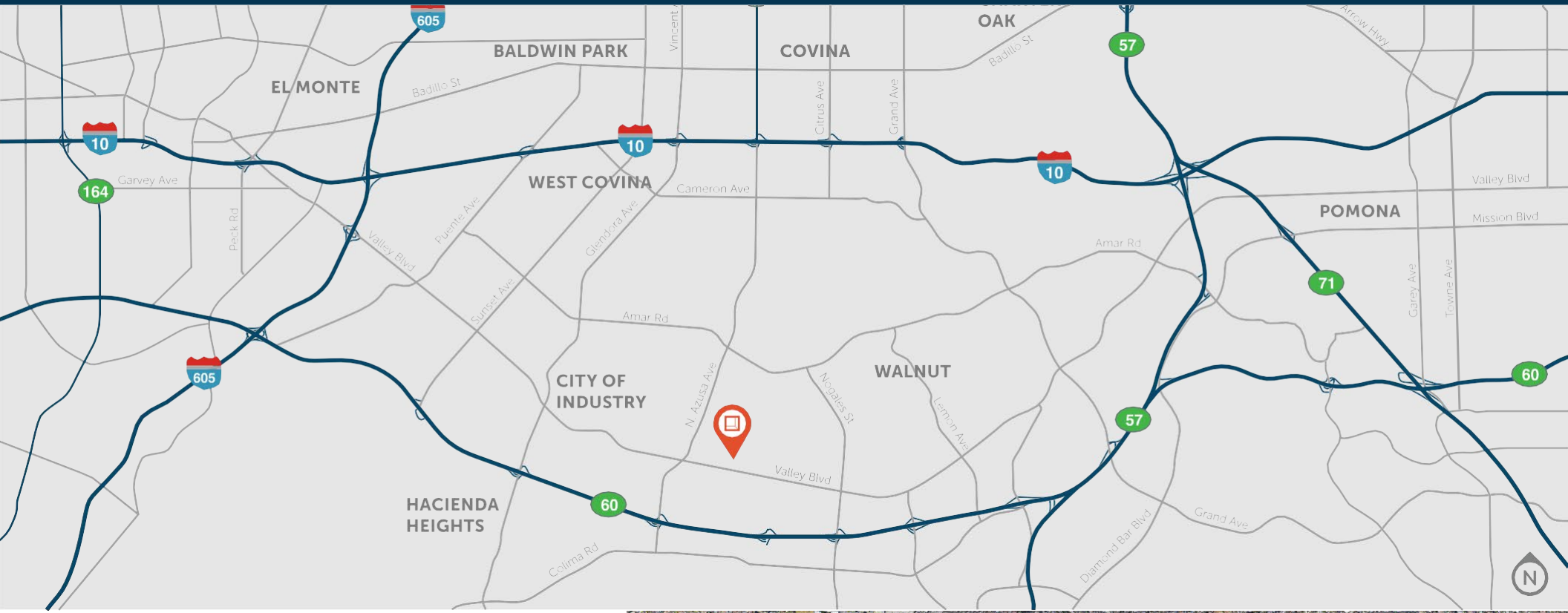
Property Highlights

- 30,000 SF Freestanding Building
- 23’ Minimum Clearance Height
- 4 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 2,582 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 225 Amps, 277/480 Volt Electrical

Park Photos

Location Highlights

Hambledon Business Park



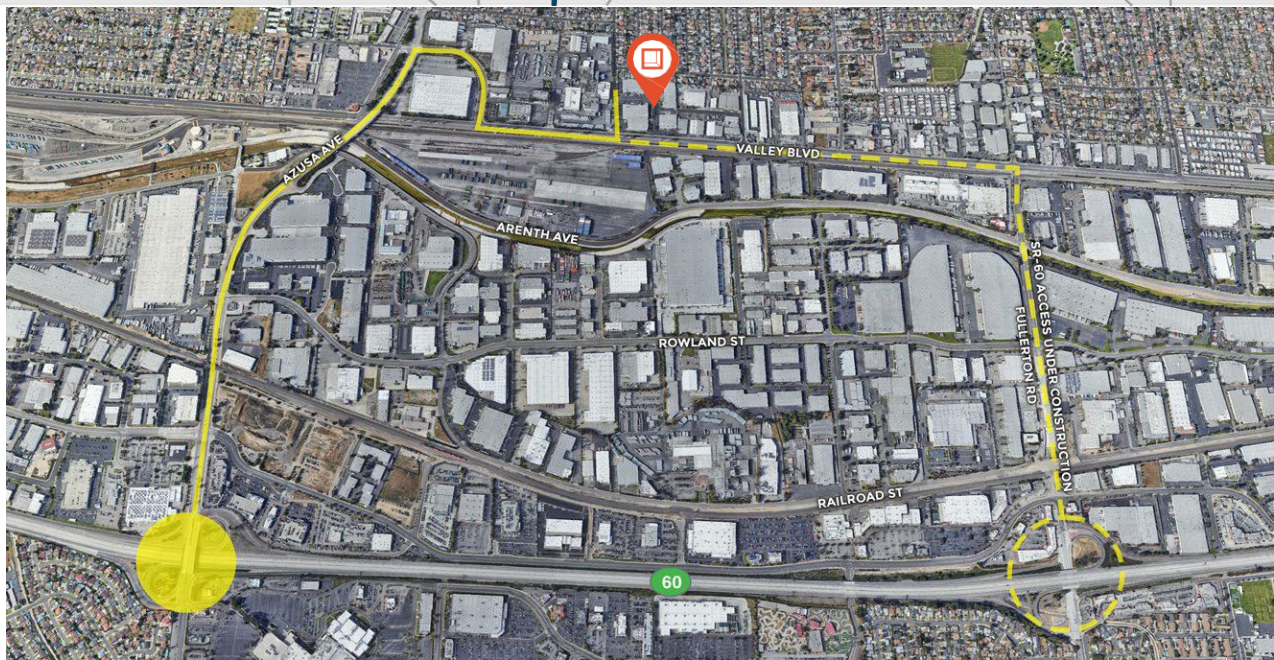
1.4 Miles
to UP Intermodal Yard – City of Industry

19.1 Miles
to BNSF Railyard – Commerce

22.5 Miles
to Ontario International Airport

35.1 Miles
to Los Angeles International Airport

34.5 Miles
to Ports of LA / Long Beach



Rexford Industrial

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