

OMP

FOR LEASE



OMP Industry

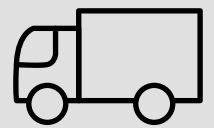
15006 Nelson Ave | City of Industry, CA

BUILDING SIZE:	147,100 SF
LOT SIZE:	8.8 Acres (382,713 SF)
COVERAGE:	39.4%
ZONING:	Manufacturing (M1)
CLEAR HEIGHT:	36'
OFFICE:	10,000 SF
POWER:	1,500 Amps (expandable to 3,000)
DOCK DOORS:	22
GRADE LEVEL DOORS:	2
AUTO PARKING:	218 Stalls
TRAILER PARKING:	82 Stalls
TRUCK COURT:	135' plus additional trailer lot
SPRINKLERS	ESFR, K-25 heads



8.8 ACRES

Located in the
City of Industry



LARGE YARD

Excess Trailer Parking



EXPANDABLE POWER

1,500 Amps
to 3,000 Amps



EASY ACCESS

to 10, 60 and 605
Freeways

Selective Racking Layout

Pallet Positions

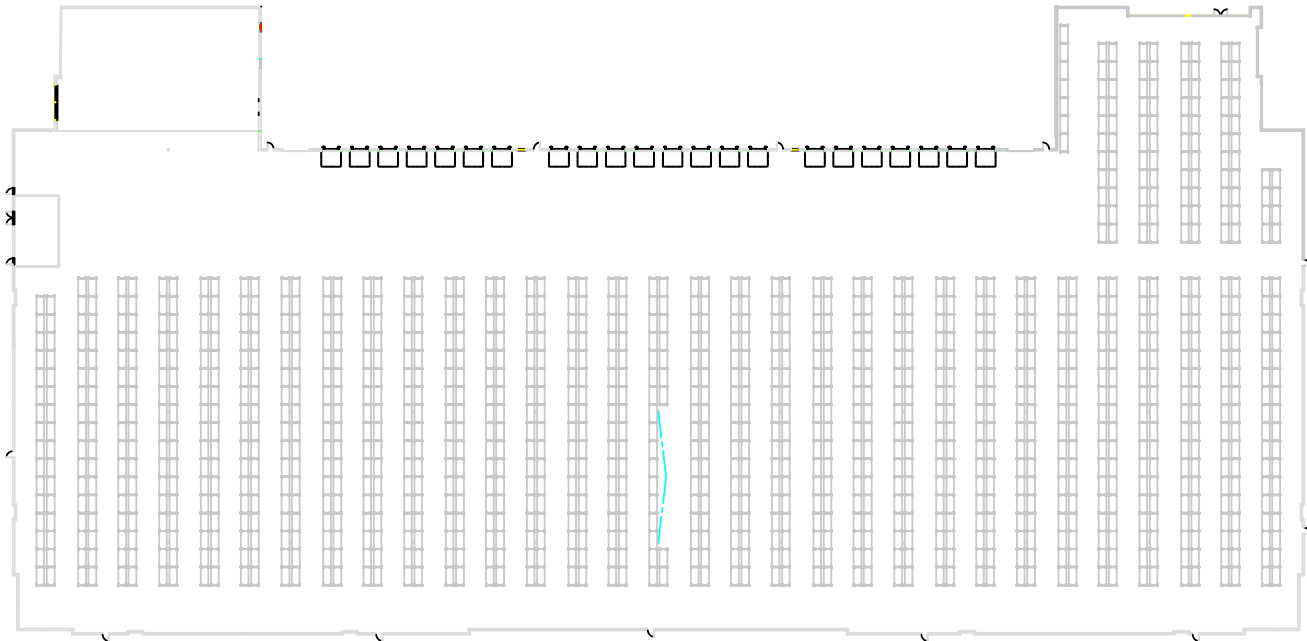
56": 13,800

64": 11,500

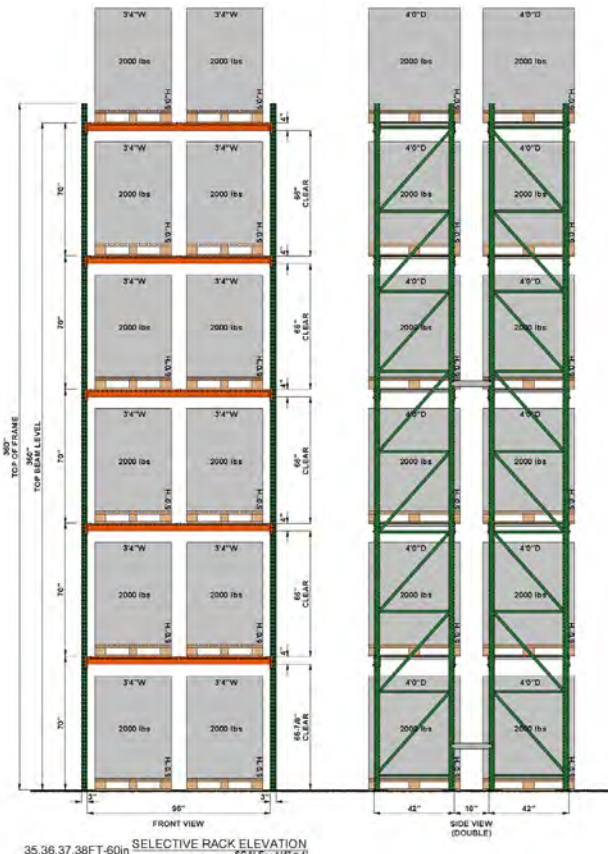
Contact: Greg Hanoian

Phone: 562.447.5891

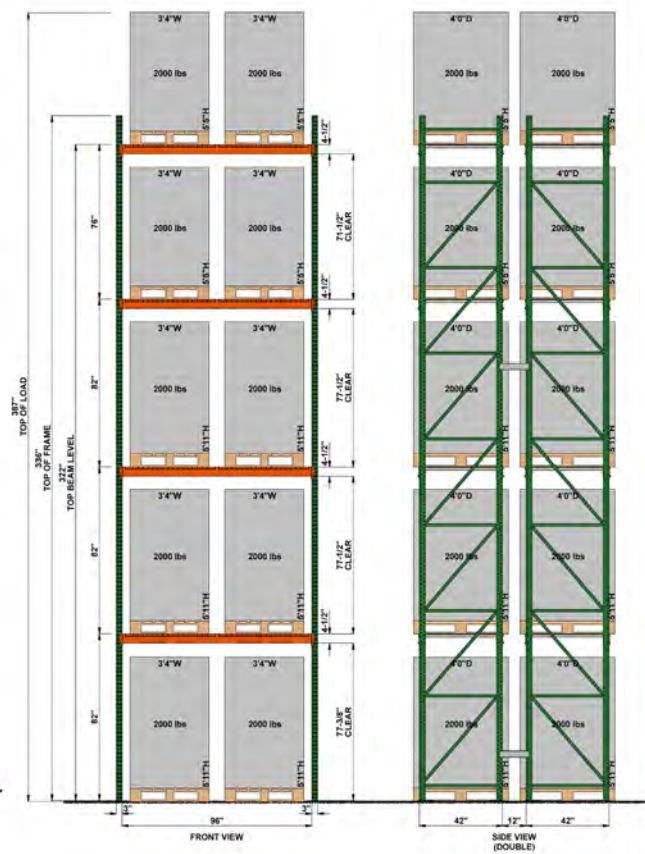
Email: greg.hanoian@raymondwest.com



56" Pallets



64" Pallets



No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

Site Plan



Location Details

- **EXCELLENT** West City of Industry Location
- **IMMEDIATE ACCESS** to 60, 605 and 10 Freeways
- **±32 MILES** to Port of Long Beach & Los Angeles
- **±33 MILES** to LAX

CONTACT INFORMATION:

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