

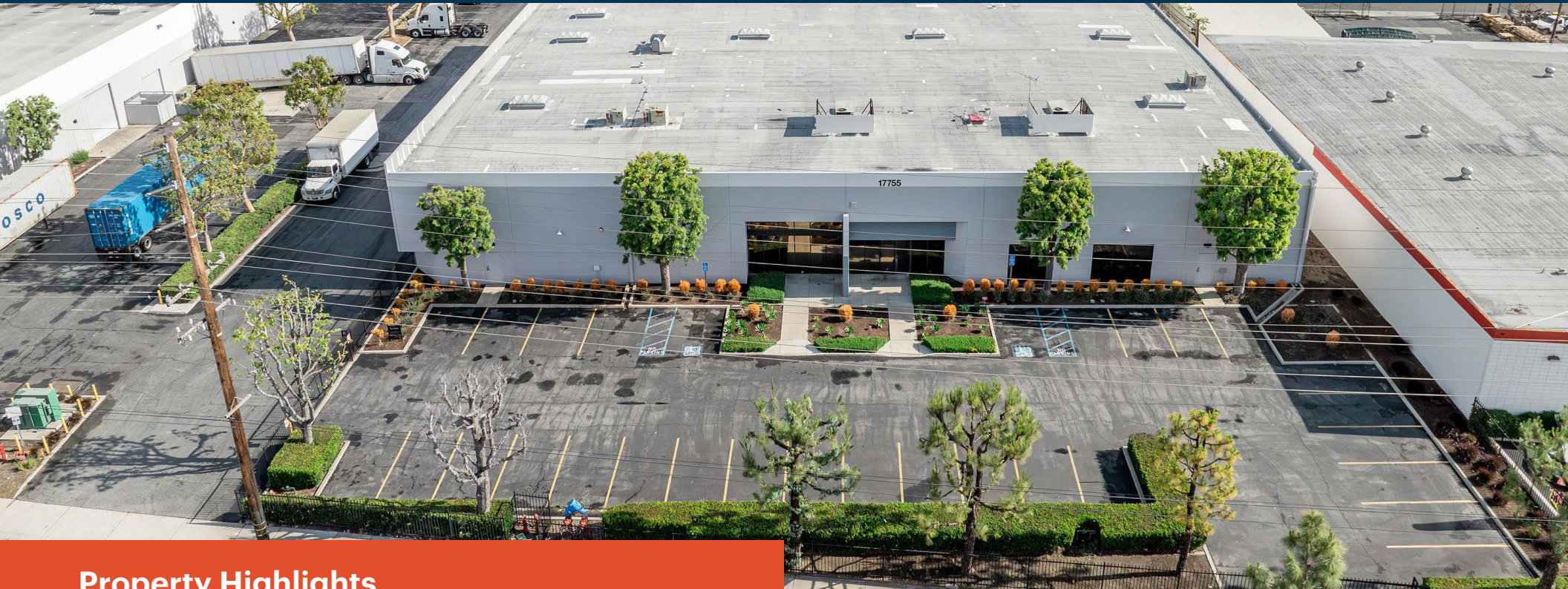


HAMBLETON BUSINESS PARK

AVAILABLE SPACES FROM 20,000 SF - 40,000 SF

WELL LOCATED HIGH IMAGE BUSINESS PARK

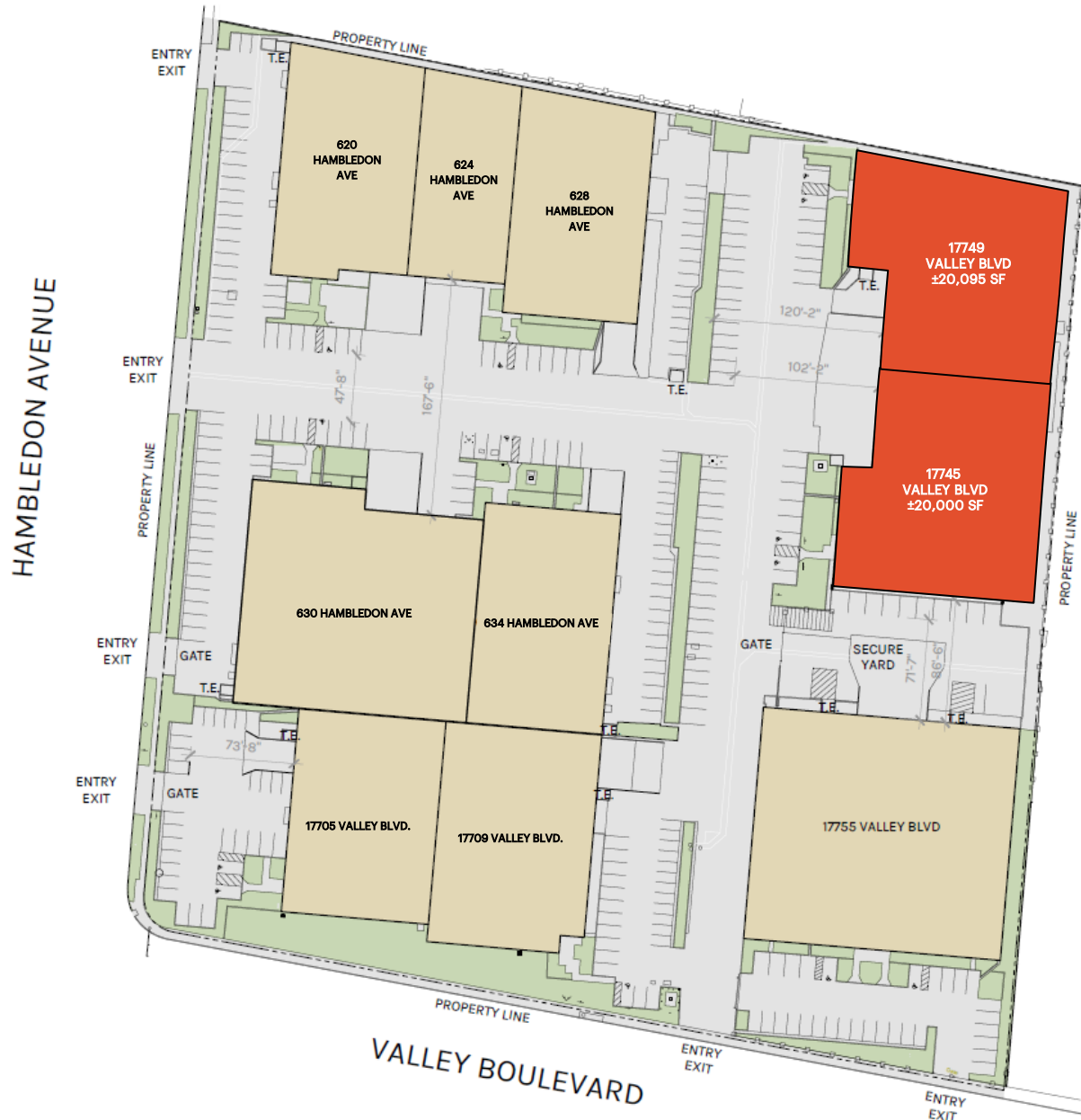
Hambleton Ave & Valley Blvd | City of Industry, CA



Property Highlights

- Institutionally owned
- 5 building industrial business park totaling 182,325 SF
- Available spaces from 20,000 SF to 40,000 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





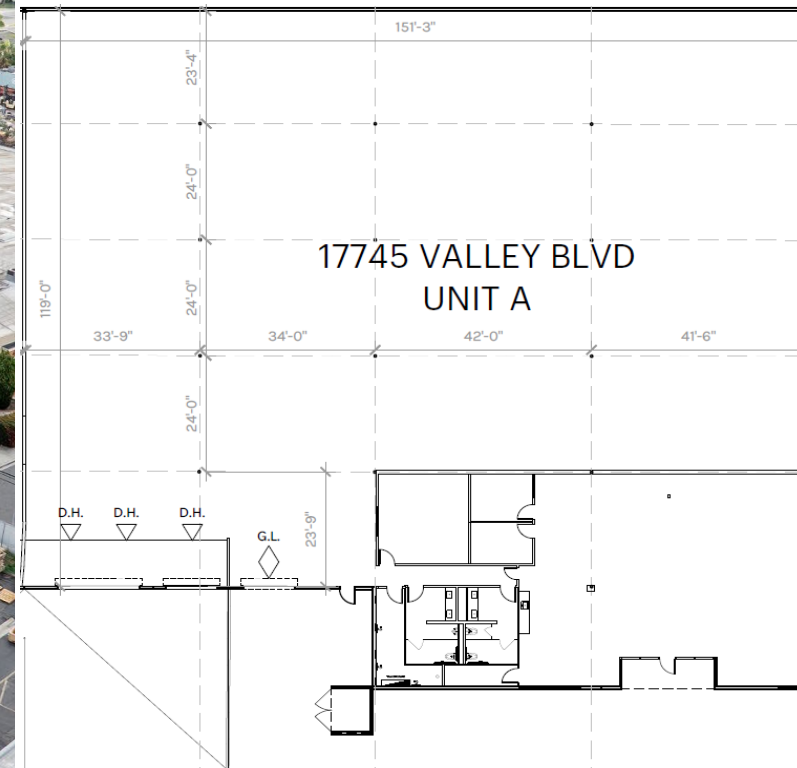
CURRENT AVAILABILITIES

UNIT	SF	OFFICE	DH	GL	Available
17745 Valley Blvd	±20,000 SF	±3,012 SF	3	1	Now
Clear Height: 23' minimum					
17749 Valley Blvd	±20,095 SF	±1,766 SF	3	1	Now
Clear Height: 23' minimum					
17745-49 Valley Blvd	±40,095 SF	±4,778 SF	6	2	Now
Clear Height: 23' minimum					

17745 Valley Blvd, City of Industry

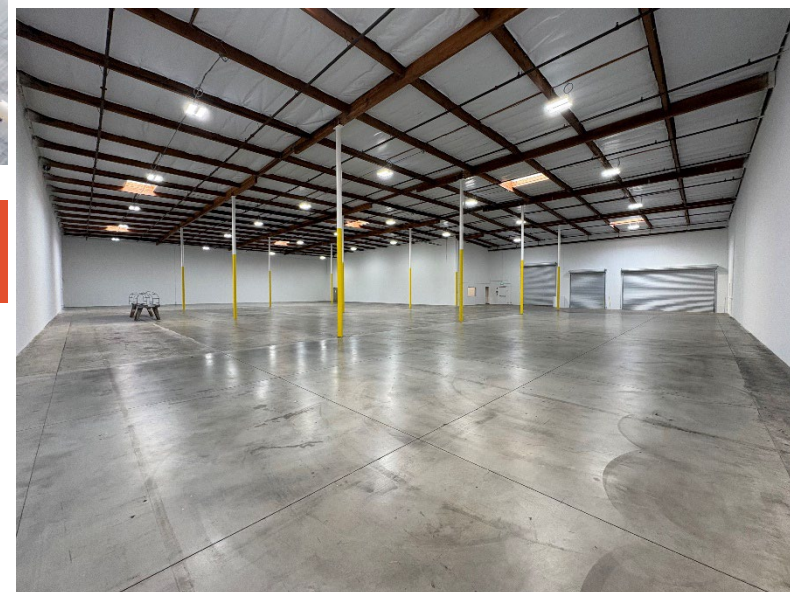
20,000 SF Available For Lease

Hambledon Business Park



Property Highlights

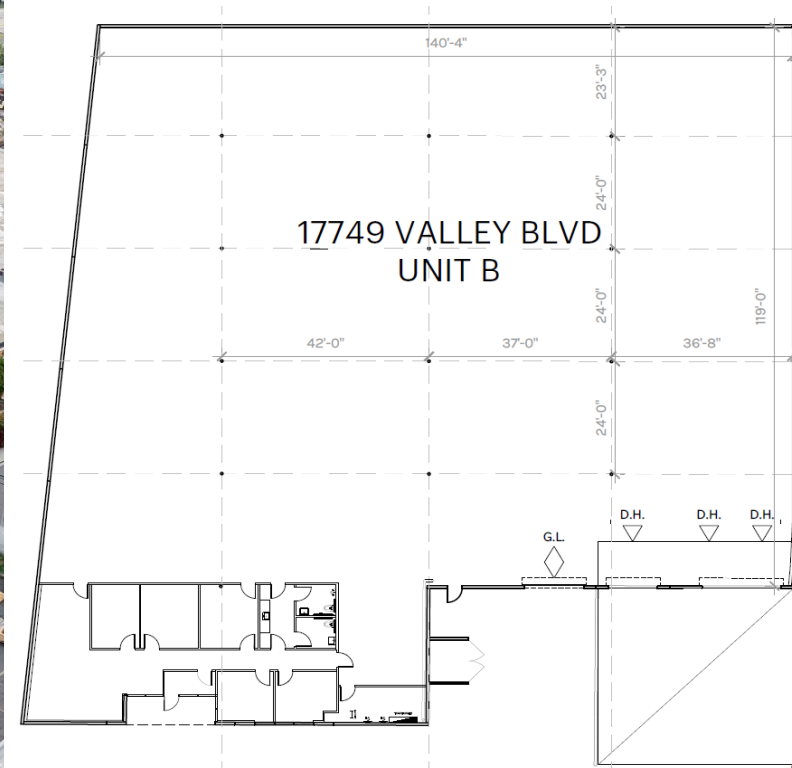
- 20,000 SF Unit
- 23' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- 3,012 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 600 Amps, 277/480 Volt Electrical



17749 Valley Blvd, City of Industry

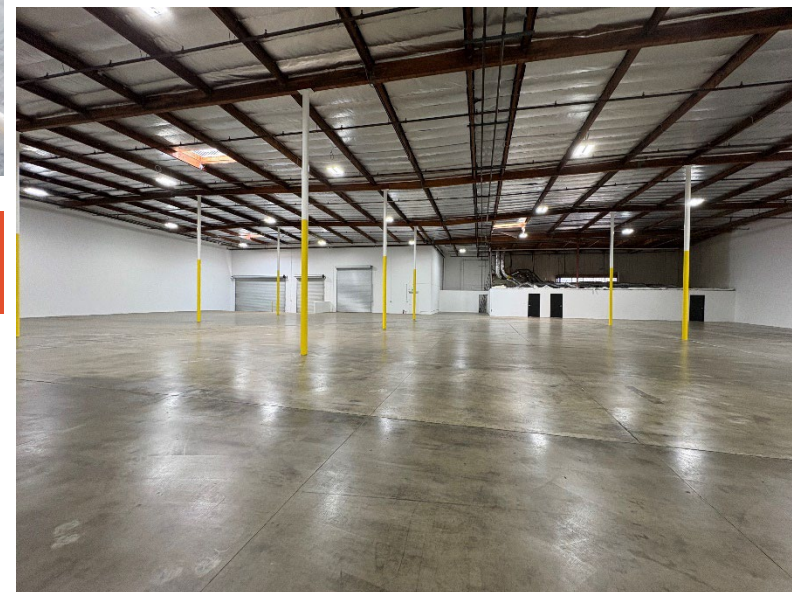
20,095 SF Available For Lease

Hambledon Business Park



Property Highlights

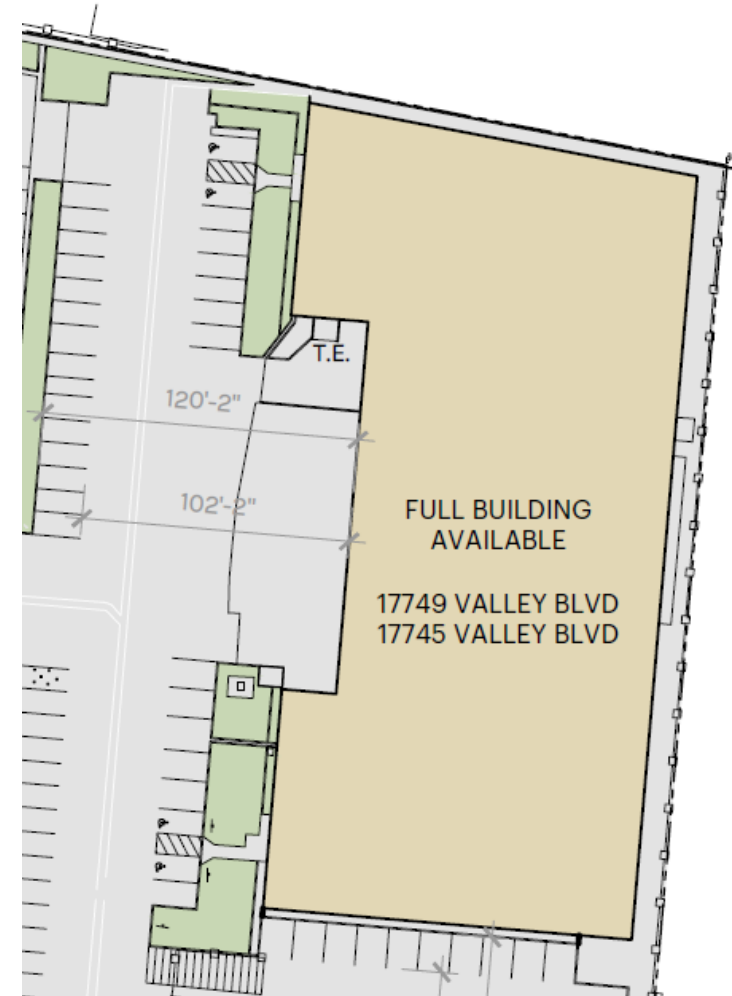
- 20,095 SF Unit
- 23' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- 1,766 SF Office Space
- 0.415 GPM/4,000 SF Calculated Sprinkler System
- 400 Amps, 277/480 Volt Electrical



17745-17749 Valley Blvd, City of Industry

40,095 SF Available For Lease

Hambledon Business Park



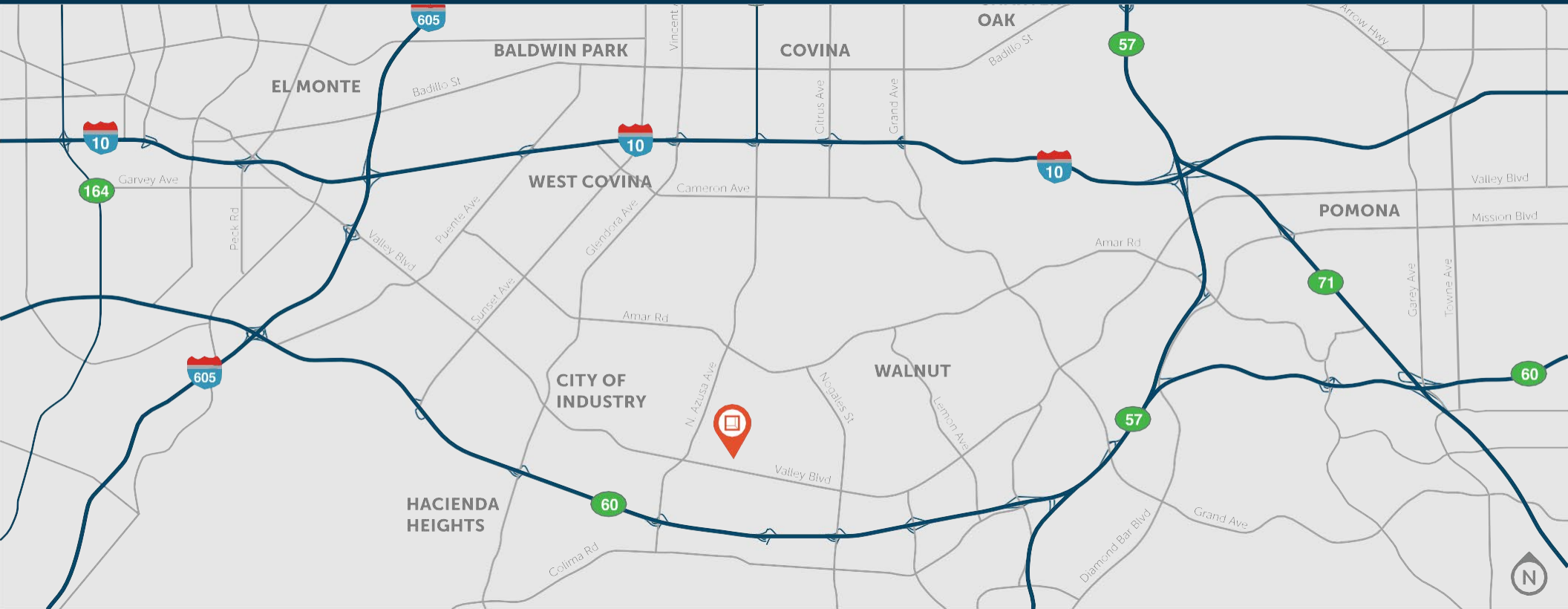
Property Highlights

- 40,095 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
- 1,000 Amps (600 and 400 Amp Panels)
- 277/480 Volt Electrical



Location Highlights

Hambleton Business Park



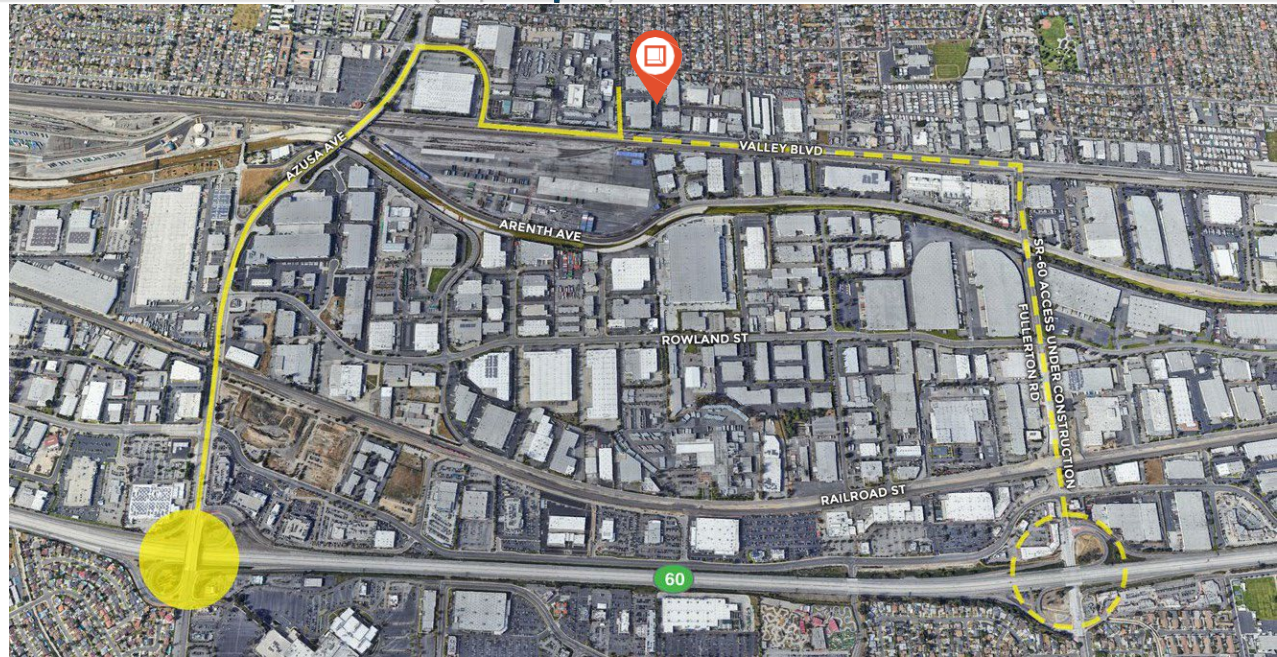
1.4 Miles
to UP Intermodal Yard –
City of Industry

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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