

FOR LEASE

OMP



OMP Industry

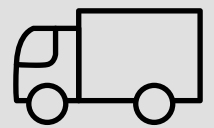
15010 Nelson Ave | City of Industry, CA

BUILDING SIZE:	147,100 SF
LOT SIZE:	8.8 Acres (382,713 SF)
COVERAGE:	39.4%
ZONING:	Industrial ("I"), Warehousing & Manufacturing
CLEAR HEIGHT:	36'
OFFICE:	10,000 SF
POWER:	4,000 Amps
DOCK DOORS:	22
GRADE LEVEL DOORS:	2
AUTO PARKING:	218 Stalls
TRAILER PARKING:	76 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



FULLY FENCED

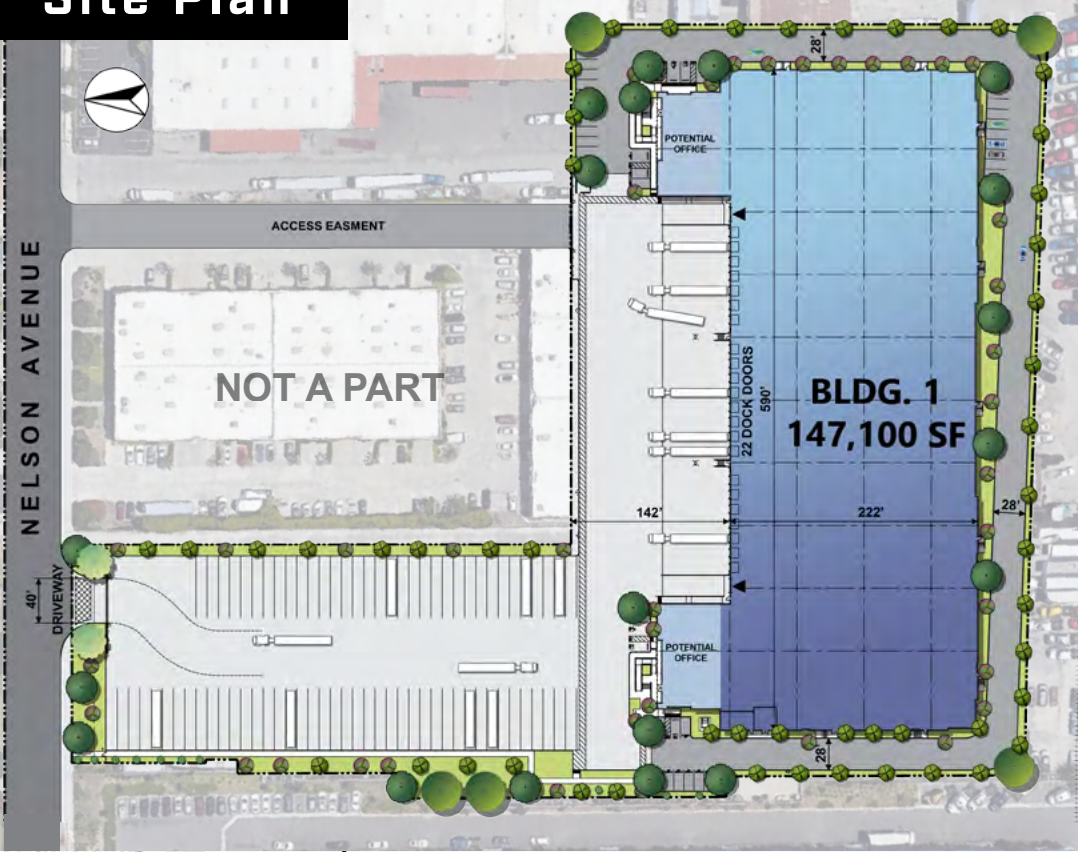
& Secure Site



EASY ACCESS

to 10, 60 and 605 Freeways

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



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