

THE MERGE WEST

14326 LIMONITE AVE
EASTVALE, CA

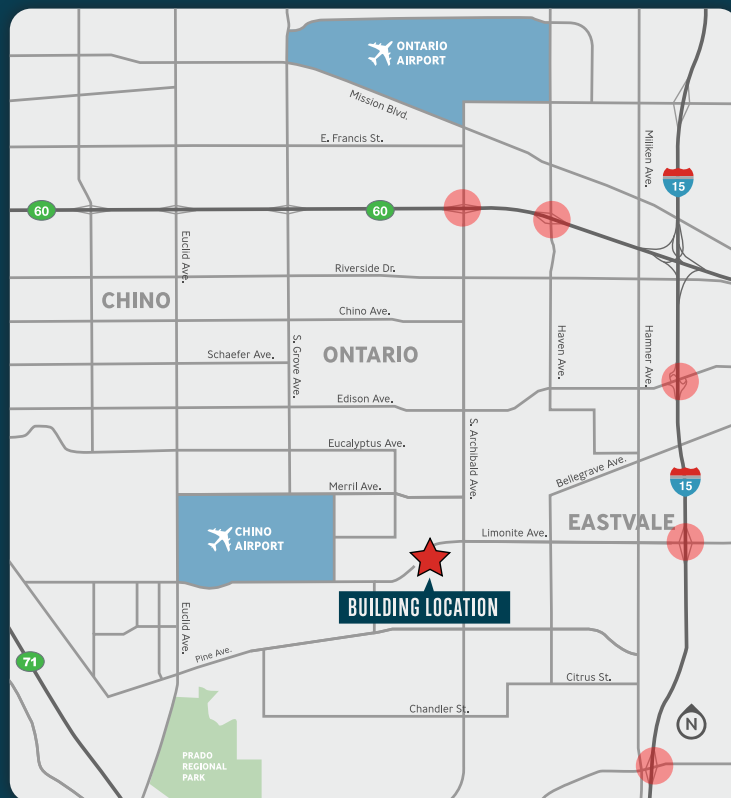
±87,180 SF
AVAILABLE FOR LEASE



PROPERTY FEATURES

IEQT REAL ESTATE

- » **Total Building:** ±87,180 SF
- » **Total Office:** ±4,800 SF
 - 1st Floor Office: ±2,410 SF
 - Finished Mezzanine Office: ±2,390 SF
- » **Minimum Clear Height:** 30'
- » **Column Spacing:** 52' x 60'
- » **Dock High Doors:** 12
 - 9 pit levelers post make-ready
- » **Grade Level Doors:** 1
- » **Auto Parking:** 70 stalls
- » **Trailer Parking:** 19 stalls
- » **Power:** 2,000 amp UGPS, 1,200 amp main switch board
- » **Lighting:** LED
- » **Sprinklers:** ESFR (K-25 heads)
- » **Truck Court:** Fully secured, 160' - 250'
- » **Skylights:** 2.5%
- » **Slab Thickness:** 6" reinforced concrete

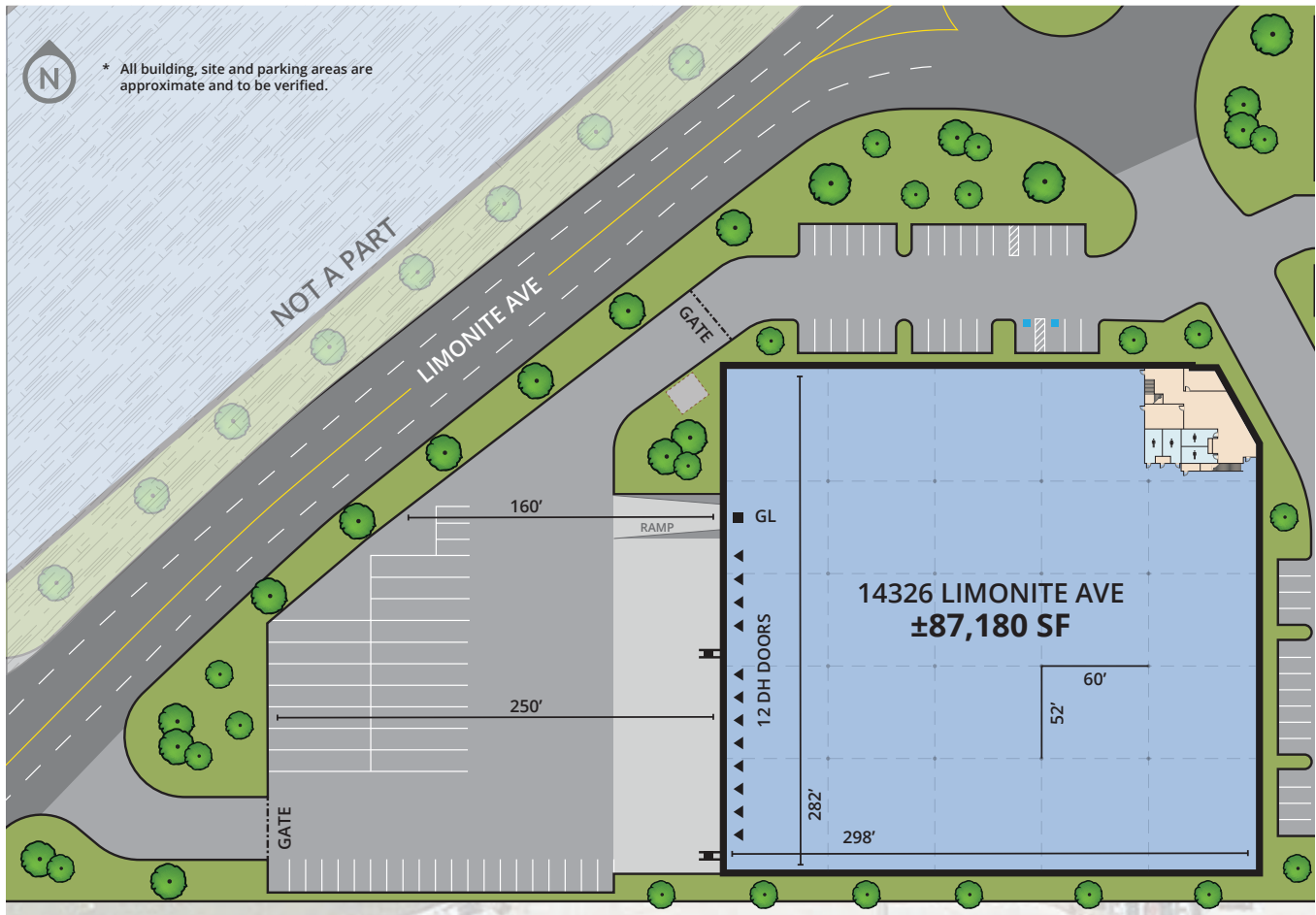


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BUILDING SITE PLAN



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THE MERGE BUSINESS PARK



Spanning approximately 50 acres, The Merge West is a premier six-building industrial park totaling more than one million square feet in Eastvale's Inland Empire West market. Located at Archibald and Limonite Avenues, the park offers convenient access to the 15, 60 and 71 Freeways, positioning businesses to serve Southern California and the Western United States. The park's western Inland Empire location provides regional access to the Ports of Los Angeles and Long Beach, supporting import and distribution operations. Nearby shopping centers, restaurants, and everyday services provide convenient amenities for employees, while surrounding residential communities in Eastvale, Chino and Ontario offer a range of housing options. Combining modern Class A facilities with regional connectivity and an amenity-rich setting, The Merge West is an ideal location for businesses and their workforce.

THE MERGE WEST IS STRATEGICALLY POSITIONED TO SERVE YOUR BUSINESS THROUGHOUT SOUTHERN CALIFORNIA, THE WESTERN UNITED STATES AND BEYOND.

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CORPORATE NEIGHBORS



LOCATION HIGHLIGHTS



4 miles
to Chino Airport



21 miles
to Union Pacific Intermodal
Yard - Colton



55 miles
to Ports of Los Angeles
and Long Beach



9 miles
to Ontario International
Airport



27 miles
to BNSF Intermodal Yard -
San Bernardino



57 miles
to Los Angeles
International Airport

** All distances reflected above are approximate*



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