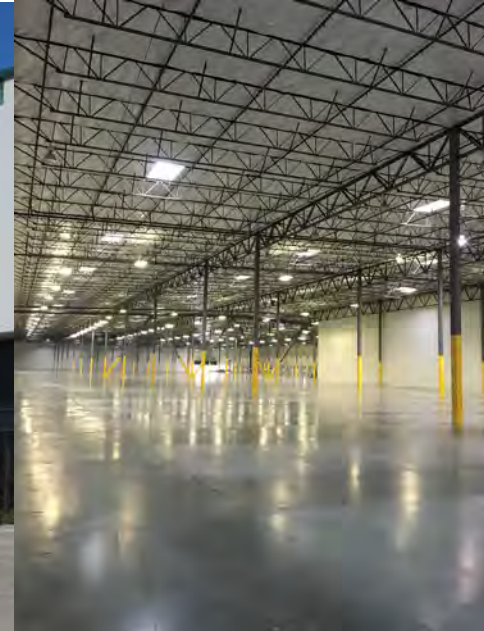


Wonderful industrial park™

REFURBISHMENT COMPLETE
AVAILABLE IMMEDIATELY

LOW
NNN'S



PARCEL 6 FOR LEASE

4770 FANUCCHI WAY

TOTAL AVAILABLE:

Up to 190,250 SF

OFFICE: To Suite

WAREHOUSE: 180,738± SF

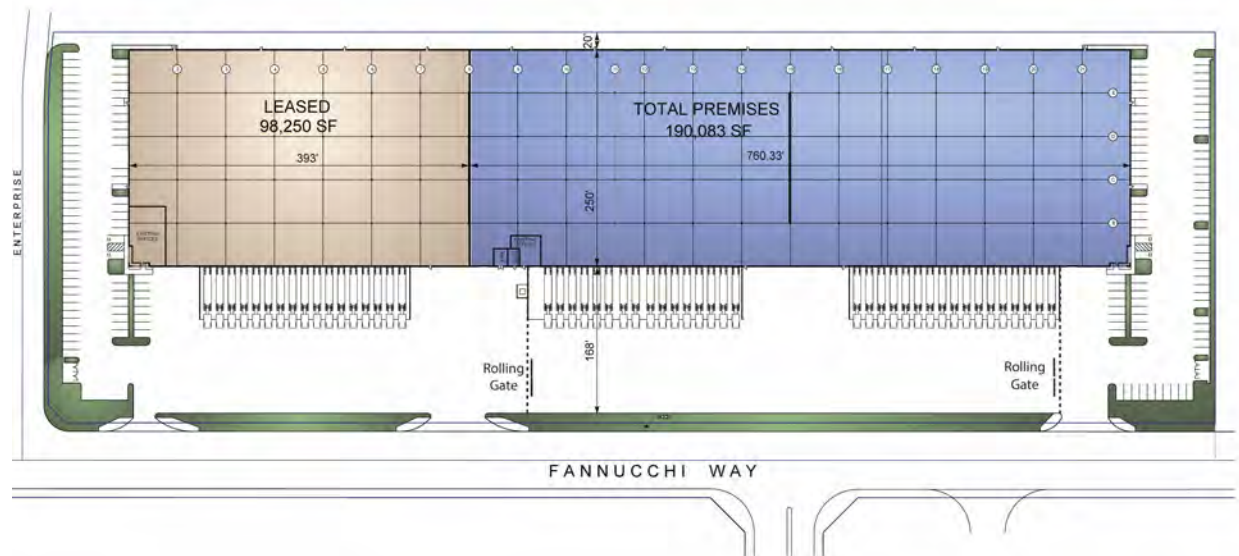
LOT SIZE: Multi-Tenant

POWER:

480/277V
1,200+ Amps
3Ph

FEATURES

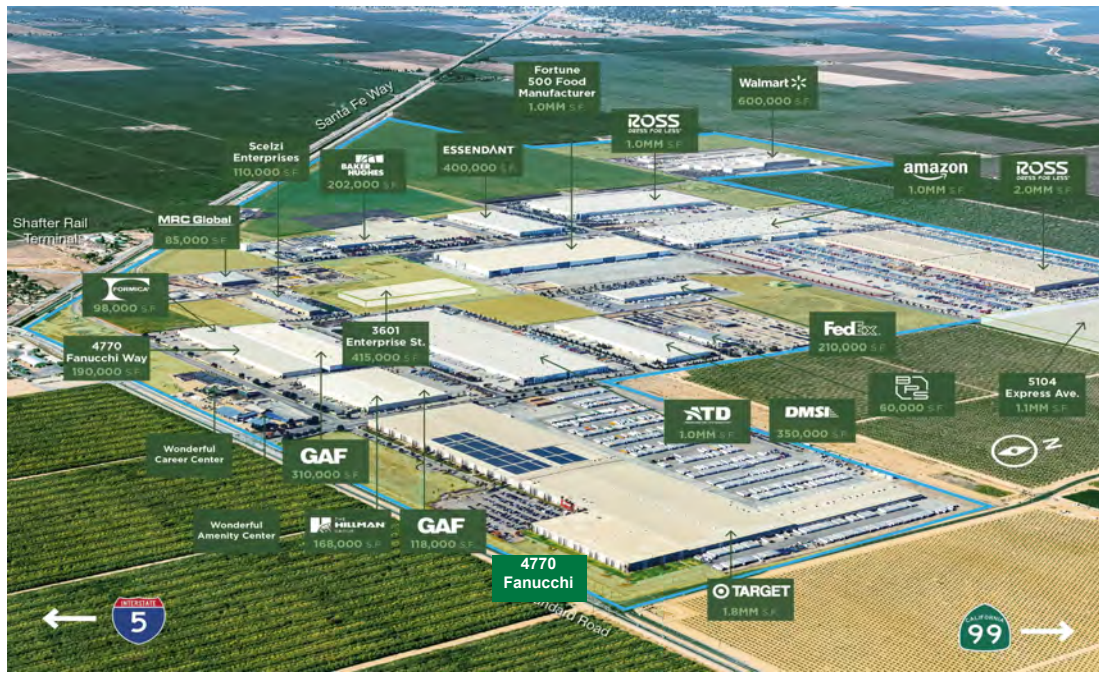
- 35' max clear ht.
- 50' x 56' column spacing
- (50' speed bays)
- ESFR sprinkler system
- 1% skylights
- 31 loading docks
- 2 ground level doors



PROVEN DISTRIBUTION LOCATION

A New West Coast Hub

- 65M people within a 2-day truck turn
- 2 hour drive from Ports of LA/Long Beach and 4 hours from Port of Oakland
- Rail served park with direct connection to BNSF main line
- STAA designated truck access from I-5 and SR-99
- Quality labor force capable of supporting an industrial market of more than half a billion square feet
- Corporate Neighbors include Target, Walmart, Amazon, Ross Stores, American Tire Distributors and FedEx



Wonderful industrial park™

Wonderful real estate™

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