

Wonderful industrial park™



PARCEL 1B FOR LEASE

4921 CAPITAL ROAD

TOTAL AVAILABLE:
118,000 SF

OFFICE: 2,730 SF

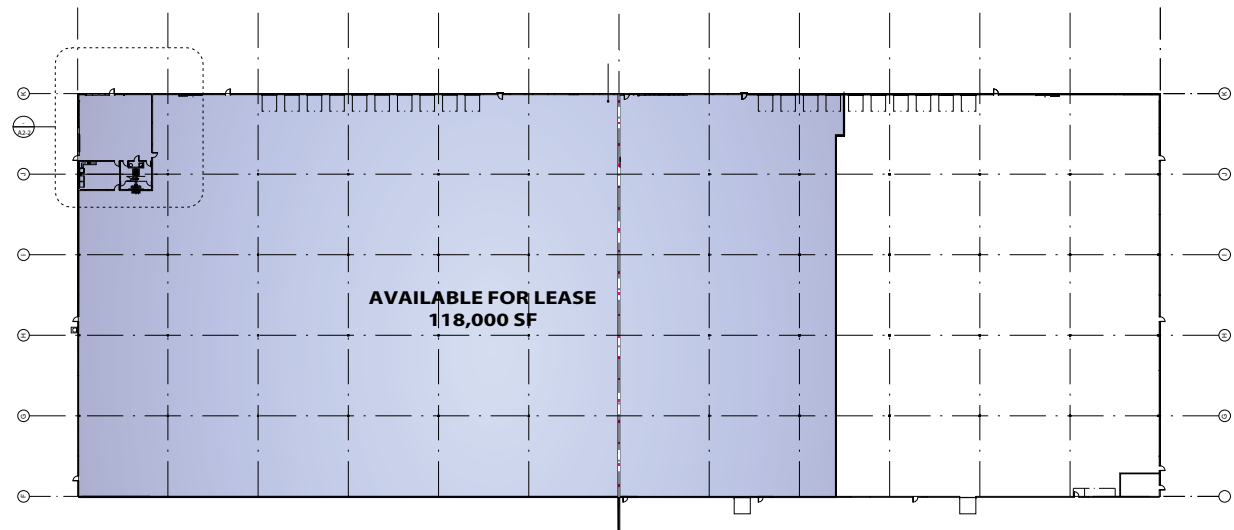
WAREHOUSE: 115,270 SF

LOT SIZE: Multi-Tenant

POWER:
480/277V
800+ Amps
3Ph

FEATURES

- 30' clear height
- 50' x 52' column spacing
- (50' speed bay)
- ESFR sprinkler system
- 2.5% skylights
- 14 loading docks
- 1 ground level door



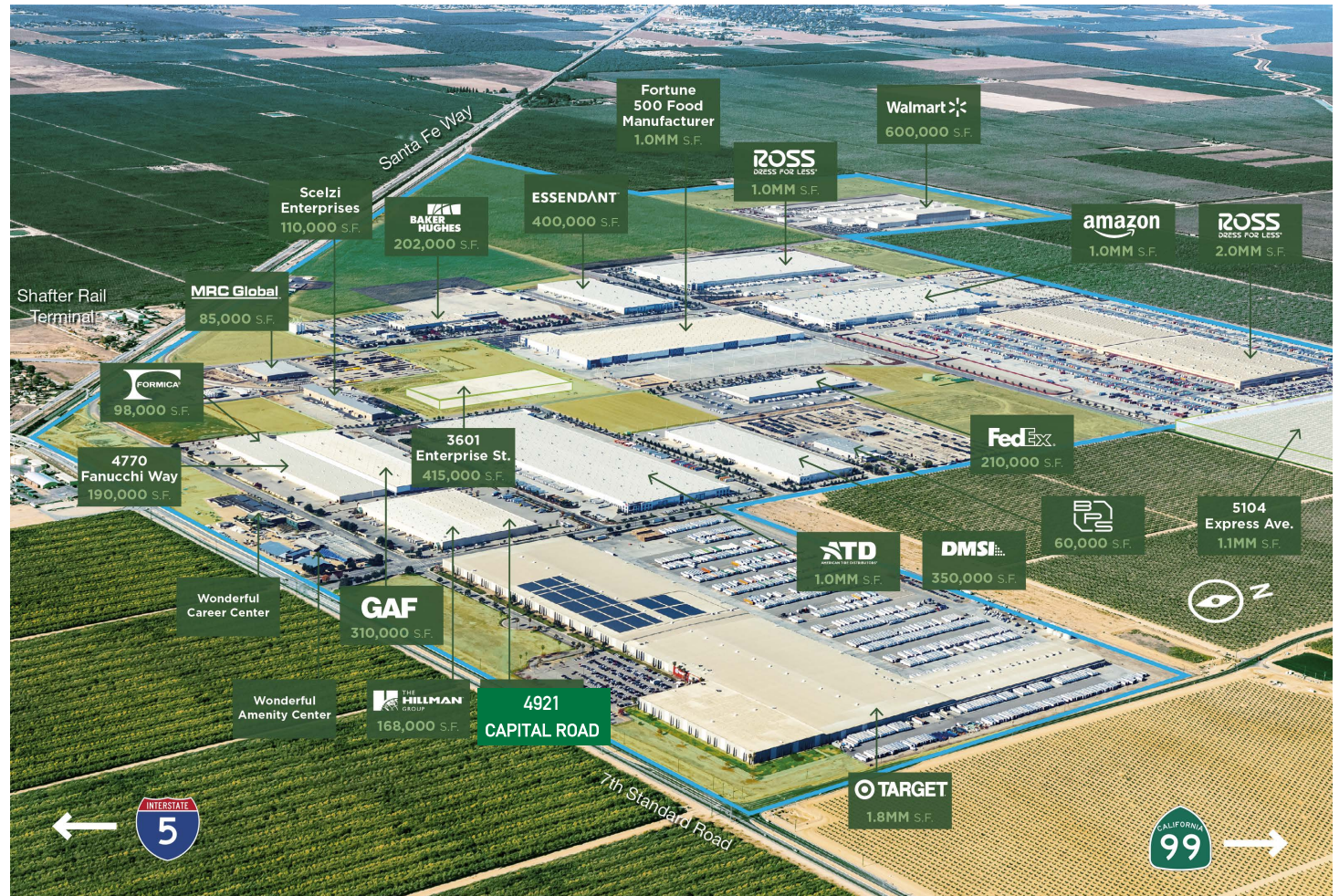
PROVEN DISTRIBUTION LOCATION

The Premier 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, Ross Stores, American Tire Distributors and FedEx



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The Hardest Working Location on the West Coast!

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