

FOR LEASE

240,500 Feet

131 Marcellin Drive, City of Industry, CA



GRAND CROSSING South

A 290-Acre Master Planned Business Center

**UNDER CONSTRUCTION
AVAILABLE Q4 - 2023**



BUILDING #4 FEATURES

Site: Approximately 16.968 Acres

Building Size: 240,500 S.F.

Offices: To Suit

Clear Height: 36' at First Column

Typical Bay Spacing: 50' x 56'

Power:

4,000 amp, 480/277v, 3 Ph, 4W, UGPS Main Service

Warehouse Lighting: LED Lighting with Sensors

Fire Protection System: ESFR

Dock High Doors: 55 - 1 (GL)

Auto Parking: ±371

Trailer Parking: ±48

Concrete Truck Apron: 60'

Gated and Secured Yard

Immediate Access to 60 and 57 Freeways
Via Grand Ave Ramps



For further information, contact:

Hank Darnell

R.E. License #01269561 (CA)

562.948.4316

hdarnell@majesticrealty.com

Kent Valley

R.E. License #00324853 (CA)

562.948.4343

kvalley@majesticrealty.com



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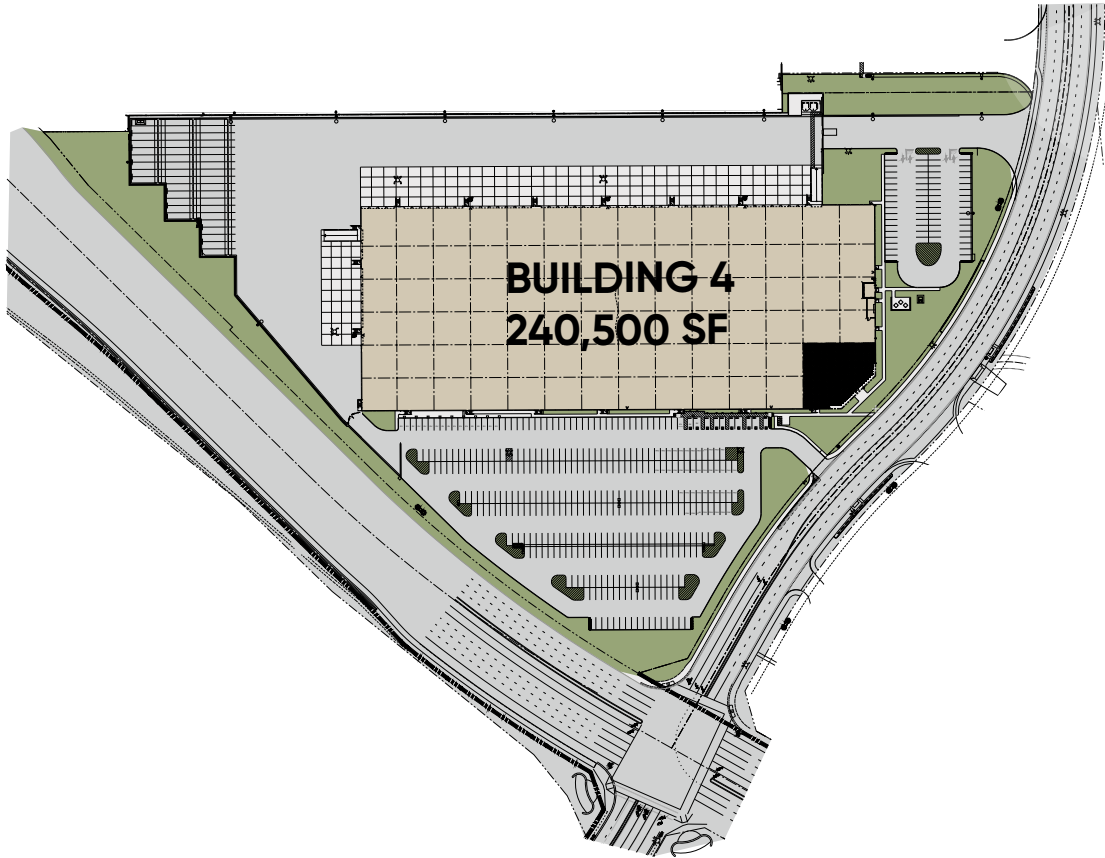
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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.