CT PARRIOTT CENTER
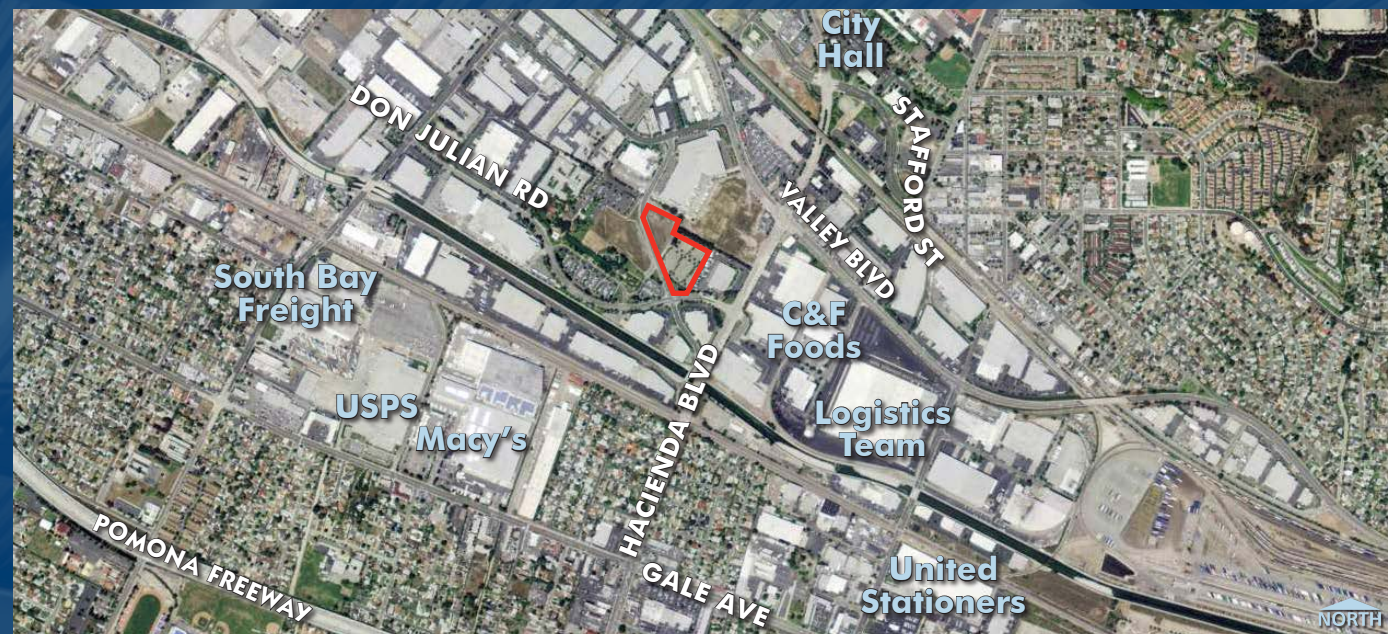
CTPARRIOTTCENTER.COM

Two Class A Industrial Facilities on 6.4 Acres of Land for Sale in the City of Industry, CA

Building 1: 84,660 SF Building on 4.1 Acres
Building 2: 45,536 SF Building on 2.3 Acres

For more information, please contact:

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CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.
LIC. #00616335
601 S. FIGUEROA ST., 47TH FLOOR
LOS ANGELES, CA 90017
213-955-5100
cushmanwakefield.com

CT REALTY
4343 VON KARMAN AVE., SUITE 200,
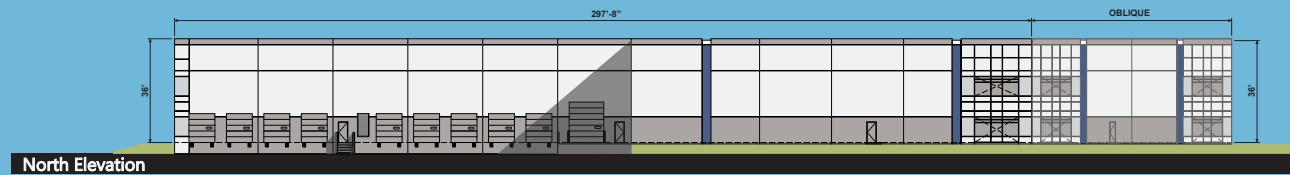NEWPORT BEACH, CA 92660
949-431-6400
ctrinvestors.com

CT REALTY

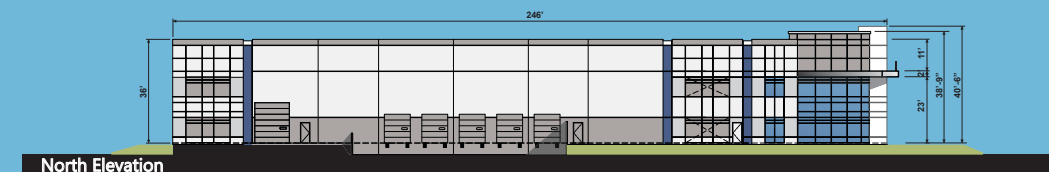Colliers INTERNATIONAL

CUSHMAN & WAKEFIELD

BUILDING 1
HIGHLIGHTS:

- 84,660 SF Concrete Tilt-Up Building on 4.1 Acres of Land
- 9,920 SF of Two-Story Office Space
- Nine 9' x 10' Dock-High Loading Doors and One 12' x 14' Drive-in Loading Door
- 130 Parking Spaces
- 30' Minimum Ceiling Clearance
- 50' x 52' Column Spacing - 60' x 52' at Speedbay
- 123' Deep Fenced Truck Yard with 60' Concrete Truck Apron
- ESFR Fire Sprinkler System
- 2 1/2% Skylights
- 6" Floor Slab
- White Scrim Foil in Warehouse Ceiling
- Painted Interior Warehouse Walls
- 1,200 Amp, 277/480 Volt Power Panel
- Energy Efficient T-5 Warehouse Lighting

North Elevation

BUILDING 2
HIGHLIGHTS:

- 45,536 SF Concrete Tilt-Up Building on 2.3 Acres of Land
- 6,052 SF of Two-Story Office Space
- Five 9' x 10' Dock-High Loading Doors & One 12' x 14' Drive-in Loading Door
- 78 Parking Spaces
- 28' Minimum Ceiling Clearance
- 50' x 52' Column Spacing - 60' x 52' at Speedbay
- 120' Deep Fenced Truck Yard with 60' Concrete Truck Apron
- ESFR Fire Sprinkler System
- 2 1/2% Skylights with Smoke Hatches
- 6" Reinforced Floor Slab
- White Scrim Foil in Warehouse Ceiling
- Painted Interior Warehouse Walls
- 800 Amp, 227/480 Volt Power Panel
- Energy Efficient T-5 Warehouse Lighting

North Elevation

CT PARRIOTT CENTER
HIGHLIGHTS:

- Ownership Opportunity
- New Class A Buildings
- ESFR Sprinkler Systems
- Ample Dock-High Loading Positions
- Oversized Drive-In loading Doors
- Large, Private and Secured Truck Yards
- Generous Truck Maneuvering Areas

BUILDING 2
45,536 SF

BUILDING 1
84,660 SF

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