

# EASTVALE 60

14950 Limonite Avenue, Eastvale, CA.

60,025 S.F. BUILDING (DIVISIBLE)



LISTING TEAM



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# ABOUT THIS LOCATION

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- Prime Inland Empire West Location
- Location allows for two (2) daily truck turns to ports
- Orange County is easily accessible via 91 Freeway / 241 Toll Road connection
- Limonite Avenue is slated to be connected to Archibald Ave. to the East in 1 – 2 years
- This site has excellent street frontage







## BUILDING SPECIFICATIONS

- +/- 58,082 SF Building Footprint
- +/- 3,422 SF of finished office area/restrooms on the ground floor
- +/- 1,943 SF improved Mezzanine
- 28' Clear Height
- ESFR Sprinkler System
- 21 Dock High doors with seven (7) 35,000LB mechanical levelers for an incredible ratio of one door for every 2,800 SF of building footprint area
- Two (2) ramp level doors
- Fenced Truck Court with additional parking for up to
- Eleven (11) truck trailers
- 2,000 Amp U.G.P.S. with a 1,200 Amp service set as part of the shell



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# AERIAL



**FUTURE  
EXTENSION**

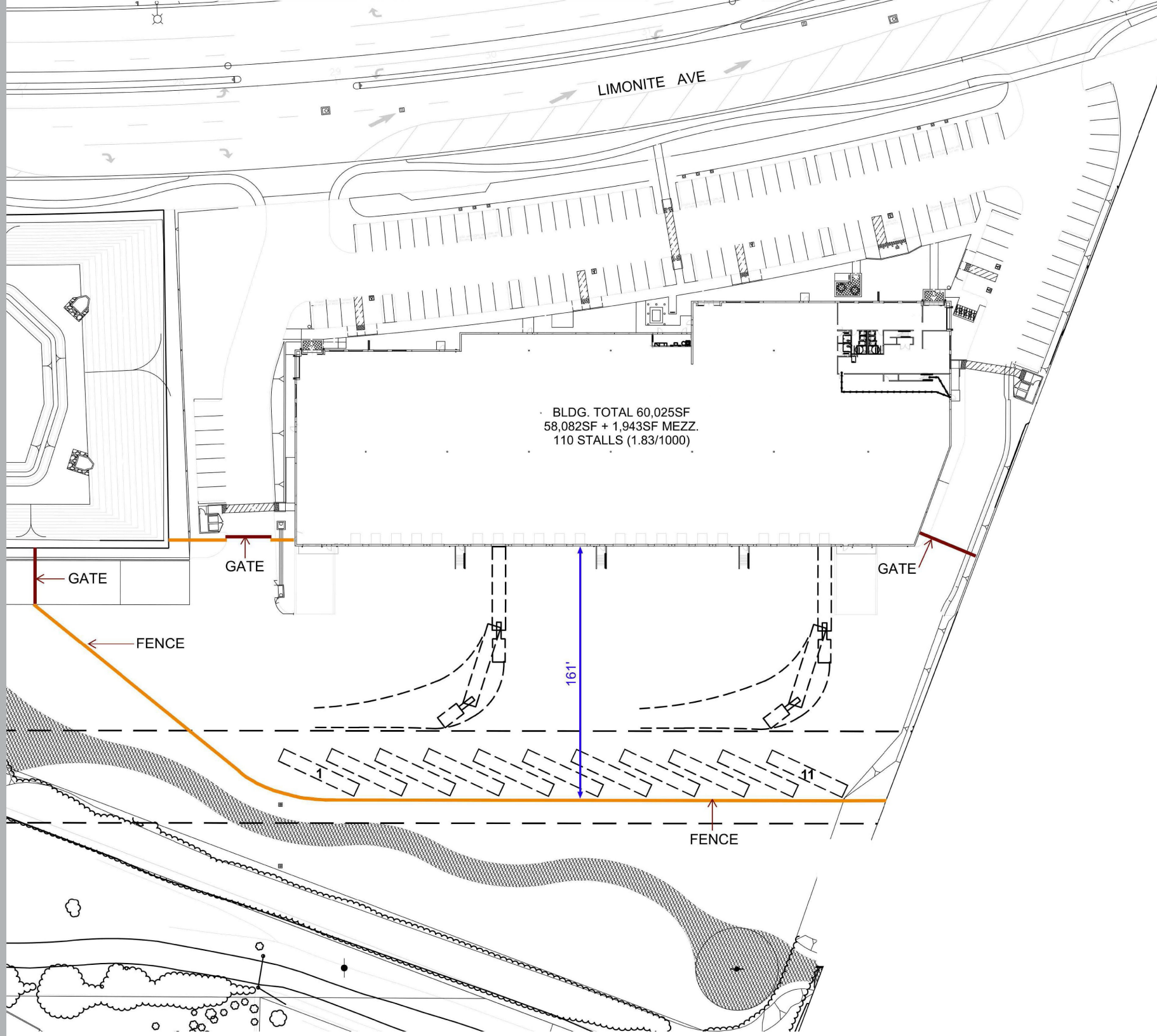
**SUBJECT  
SITE**

**HELLMAN AVE**

**LIMONITE AVE**

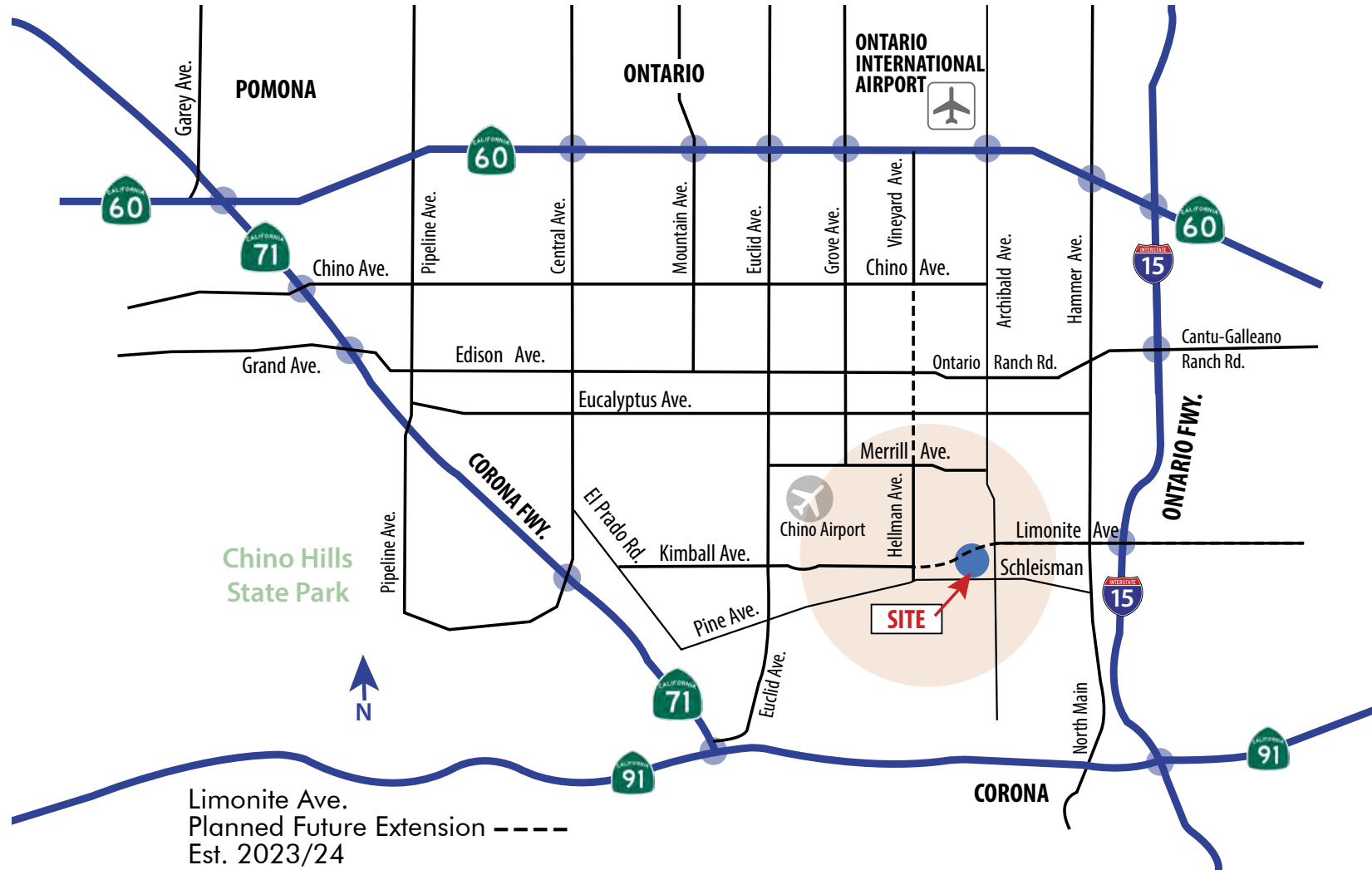


# SITE PLAN



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**Owned and Developed by:**

Kraemer Land Company  
Cardinal Development Company  
Summit Development Corporation