

# **FOR SALE / LEASE**



# BECKMAN BUSINESS CENTER - 7 INDUSTRIAL BUILDINGS / 1 OFFICE BUILDING

### WWW.BECKMANBUSINESSCENTER.COM

#### **BUILDING FEATURES**

- New State of the Art Industrial Buildings
- 30' 32' Minimum Warehouse Clearance
- True Dock High Loading Doors
- ESFR Sprinkler Systems (K17 at 52 psi)
- Private and Secured Truck Courts Some Buildings
- 52' x 60' Warehouse Bay Spacing
- High Identity Corner Location
- Located on the Southeast Corner of Lambert Road and Harbor Boulevard
- Immediate Access to the Orange (57) and Pomona (60) Freeways
- Close proximity to the ports of Los Angeles and Long Beach 32' Warehouse Clearance





REAL ESTATE SERVICES

Another Quality
Development By:



#### MITCH ZEHNER

Executive Vice President 714.935.2307

#### SETH DAVENPORT

Executive Vice President 714.935.2376 Lic. #01413387

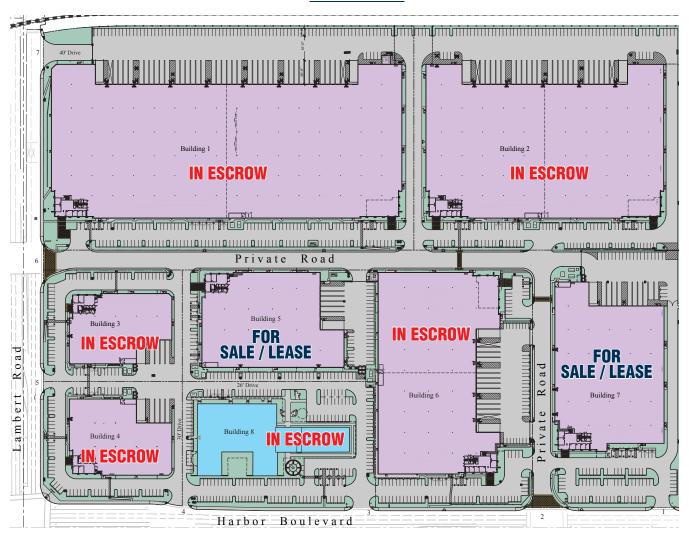
#### MICHAEL HEFNER, SIOR

Executive Vice President 714.935.2331 Lic. #00857352



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# **SITE PLAN**



#### **PROJECT FEATURES**

| ADDRESS              | BLDG. #. | BLDG. AREA    | OFFICE      | WHSE HEIGHT | LOADING      | YARD    | STATUS                   |
|----------------------|----------|---------------|-------------|-------------|--------------|---------|--------------------------|
| 210 E. Lambert Rd.   | 1        | ±309,439 s.f. | ±6,365 s.f. | 32'         | 40 DH / 2 GL | Secured | IN ESCROW/FOR LEASE ONLY |
| 4278 N. Harbor Blvd. | 2        | ±212,202 s.f. | ±6,365 s.f. | 32'         | 23 DH / 2 GL | Secured | IN ESCROW/FOR LEASE ONLY |
| 150 E. Lambert Rd,   | 3        | ±41,891 s.f.  | ±4,559 s.f. | 30'         | 4 DH / 1 GL  | None    | IN ESCROW                |
| 110 E. Lambert Rd.   | 4        | ±45,761 s.f.  | ±4,559 s.f. | 30'         | 4 DH / 1 GL  | None    | IN ESCROW                |
| 4320 N. Harbor Blvd. | 5        | ±78,523 s.f.  | ±4,559 s.f. | 30'         | 6 DH / 1 GL  | Secured | AVAILABLE                |
| 4260 N. Harbor Blvd. | 6        | ±141,616 s.f. | ±6,365 s.f. | 32'         | 13 DH / 2 GL | Secured | IN ESCROW/FOR LEASE ONLY |
| 4250 N. Harbor Blvd. | 7        | ±105,322 s.f. | ±6,365 s.f. | 30'         | 8 DH / 1 GL  | Secured | AVAILABLE                |
| 4300 N. Harbor Blvd. | 8        | ±42,000 s.f.  | To Suit     | 16'         | 0 DH / 0 GL  | None    | IN ESCROW                |



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# INDUSTRIAL BUILDING RENDERING\*



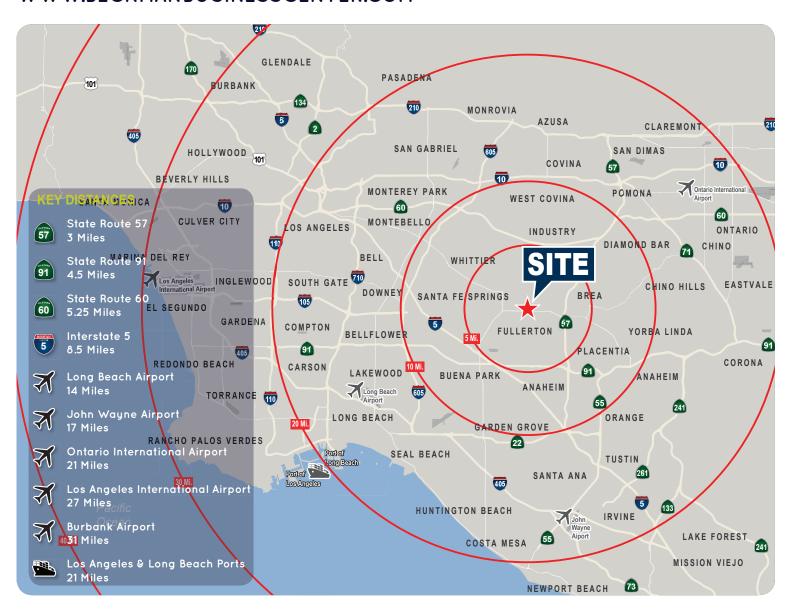
# **OFFICE BUILDING RENDERING\***





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Building Color and Features in Renderings are for Marketing Purposes Only, Actual Building Color and Features may Differ.



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