

# THE MERGE

+/- 46,694 SF FOR LEASE IN EASTVALE, CA

NEC of Limonite Ave. and Archibald Ave.



**BUILDING 4-UNIT A**

**13977 THE MERGE ST**

## PROJECT SPECIFICATIONS:

**BUILDING SIZE:** 46,694 Square Feet

Part of a larger 90,723 SF building

**OFFICE:** 1,846 Square Feet

**MEZZ OFFICE:** 1,937 Square Feet

**TOTAL DOCK HIGH DOORS:** 5

**TOTAL GRADE LEVEL DOORS:** 1

**MINIMUM CLEARANCE:** 32'

**SPRINKLER SYSTEM:** ESFR

**POWER:** 1200 AMP UGPS

**WAREHOUSE LIGHTING:** LED

**SKYLIGHTS:** 2.5%

## THE MERGE PROJECT FEATURES:

- Access to Archibald Ave and Limonite Ave
- +/- 55 miles to the Ports of LA and Long Beach
- Direct Access to I-15, SR 60, SR 71, & SR 91 Freeways
- Inland Empire West location with close proximity to Ontario International Airport

OWNED AND MANAGED BY:



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

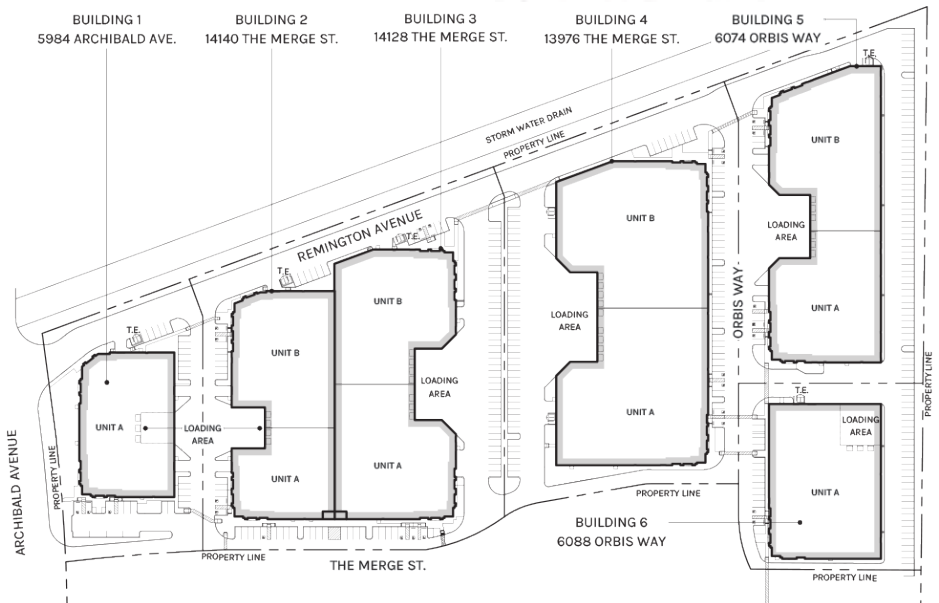
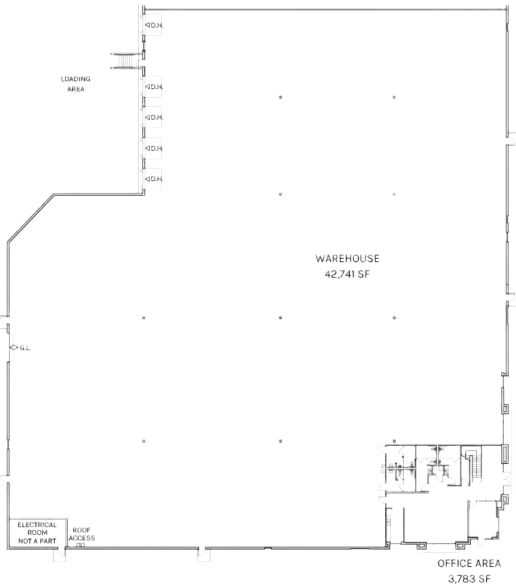
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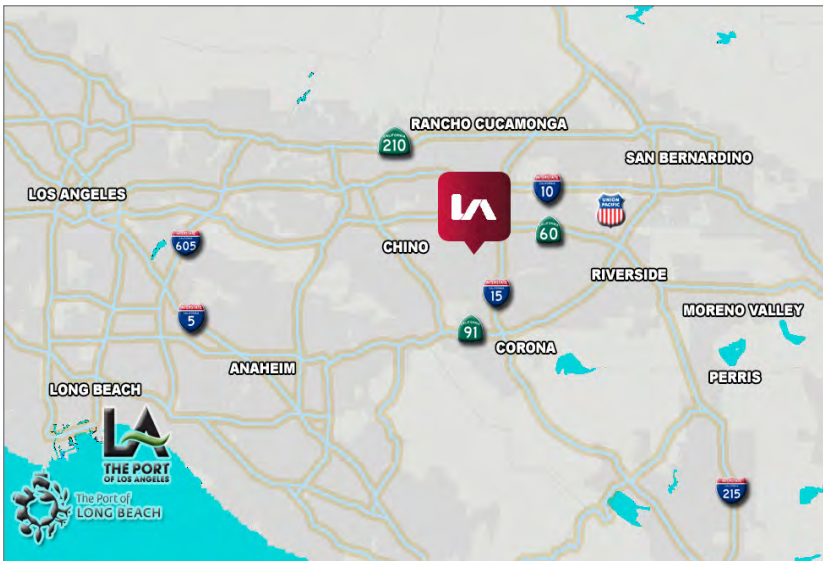
NEC of Limonite Ave. and Archibald Ave.



## THE MERGE BUILDING 4-UNIT A SITE PLAN



## REGIONAL AERIAL



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