

THE MERGE

+/- 34,135 SF FOR LEASE IN EASTVALE, CA

NEC of Limonite Ave. and Archibald Ave.



BUILDING 5-UNIT B

6074 ORBIS WAY

PROJECT SPECIFICATIONS:

UNIT SIZE: 34,135 Square Feet
Part of a larger 63,540 SF building
OFFICE: 1,557 Square Feet
MEZZ OFFICE: 1,401 Square Feet
TOTAL DOCK HIGH DOORS: 3
TOTAL GRADE LEVEL DOORS: 1
MINIMUM CLEARANCE: 30'
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.

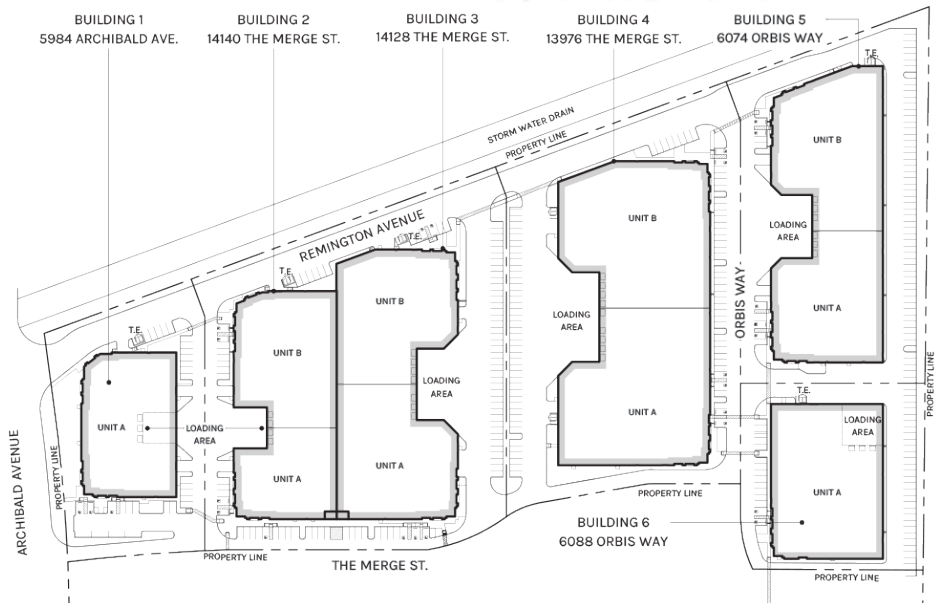
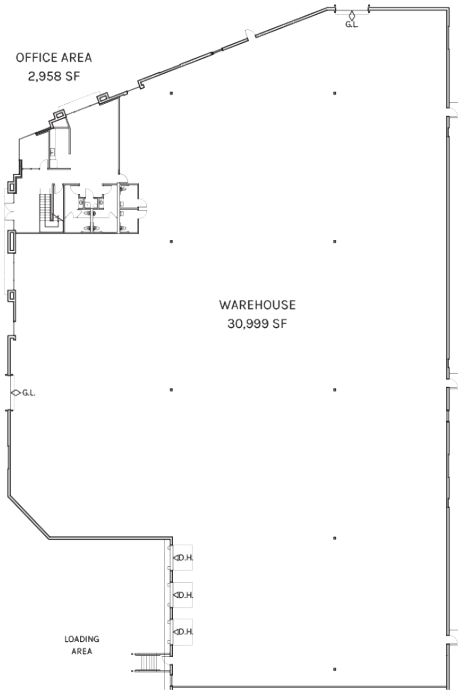
THE MERGE

+/- 34,135 SF FOR LEASE IN EASTVALE, CA

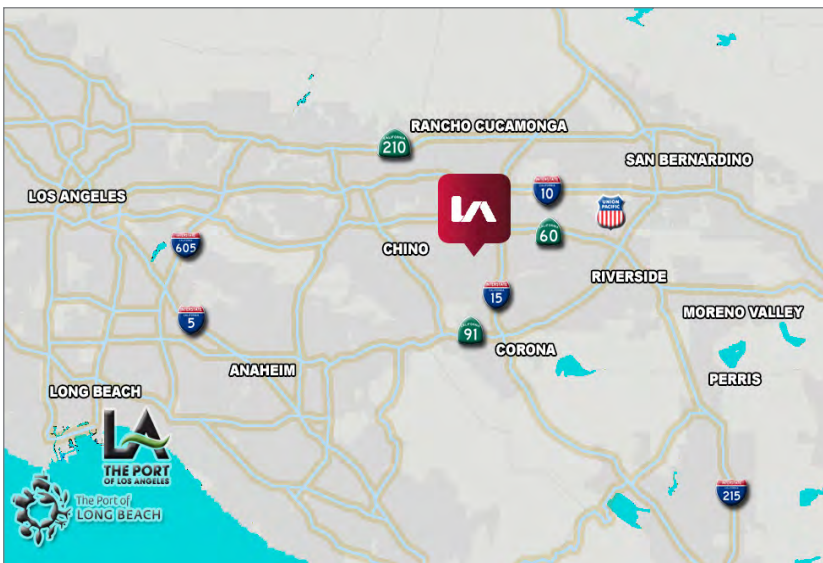
NEC of Limonite Ave. and Archibald Ave.



THE MERGE BUILDING 5-UNIT B SITE PLAN



REGIONAL AERIAL



For Further Information Please Contact:

Bill Heim
bheim@lee-assoc.com
D 909.373.2901
License ID: 00776174

Alex Heim
aheim@lee-assoc.com
D 909.373.2701
Licence ID: 01945521

Nesha Ritchie
nritchie@lee-assoc.com
D 909.373.2942
Licence ID: 01936359

Lee & Associates
3535 Inland Empire Blvd
Ontario, CA 91761
lee-assoc.com

p 909.989.7771



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.