

THE MERGE - EASTVALE, CA

FOR LEASE - 10 UNITS - 19,315 SF - 90,723 SF
NEC of Limonite Ave. and Archibald Ave.



OWNED AND MANAGED BY:

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For Further Information Please Contact:

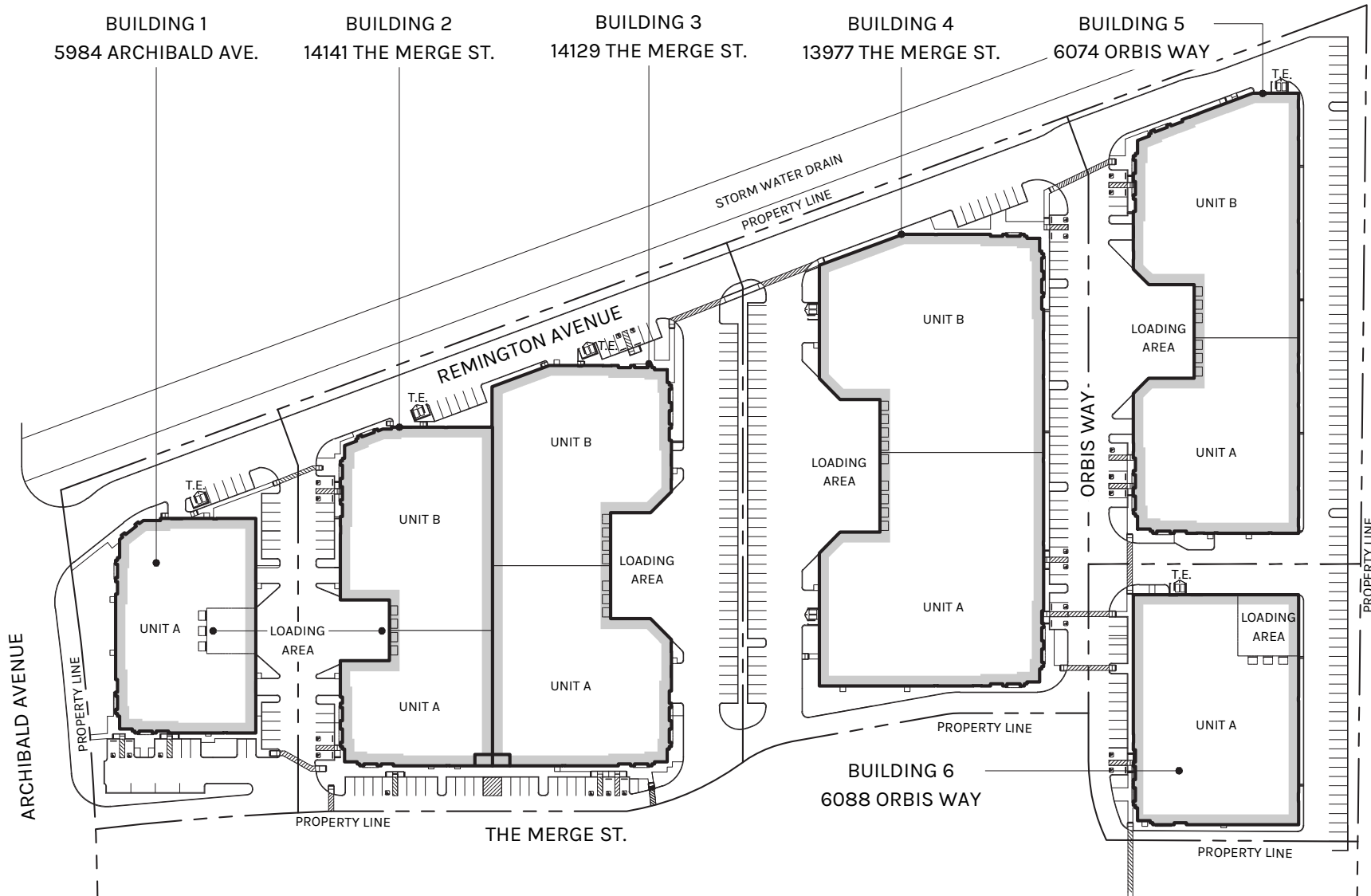
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PROJECT FEATURES

- ESFR SPRINKLERS
- 800 AMPS 277/480, 3 PHASE 4 WIRE
- LED WAREHOUSE LIGHTING
- 2.5% SKYLIGHTS
- DELUXE OFFICE BUILD-OUT WITH FULLY FINISHED MEZZ OFFICE
- +/- 55 MILES TO PORTS OF LA AND LONG BEACH
- DIRECT ACCESS TO 1-15, SR 60, SR 71, & SR 91 FWYS
- IEW LOCATION WITH CLOSE PROXIMITY TO ONT

	ADDRESS	UNIT SIZE	TOTAL BUILDING SF	1ST FLOOR OFFICE SF	MEZZANINE OFFICE SF	DOCK HIGH DOORS	GROUND LEVEL DOORS	CLEAR HEIGHT	BROCHURE
BUILDING 1	5984 ARCHIBALD AVE	29,460	29,460	1,525	1,497	3	2	30'	LINK
BUILDING 2-A	14141 THE MERGE ST	19,315	48,461	1,525	1,497	2	1	30'	LINK
BUILDING 2-B	14141 THE MERGE ST	29,146	48,461	1,557	1,401	2	1	30'	LINK
BUILDING 3-A	14129 THE MERGE ST	32,037	63,853	1,525	1,497	3	1	30'	LINK
BUILDING 3-B	14129 THE MERGE ST	31,816	63,853	1,525	1,497	4	1	30'	LINK
BUILDING 4-A	13977 THE MERGE ST	46,694	90,723	1,846	1,937	5	1	32'	LINK
BUILDING 4-B	13977 THE MERGE ST	44,029	90,723	1,850	1,939	4	1	32'	LINK
BUILDING 5-A	6074 ORBIS WAY	29,405	63,540	1,536	1,518	3	1	30'	LINK
BUILDING 5-B	6074 ORBIS WAY	34,135	63,540	1,557	1,401	3	1	30'	LINK
BUILDING 6	6088 ORBIS WAY	37,507	37,507	1,547	1,519	3	1	30'	LINK

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AMENITIES AND RETAIL COMPONENT OF THE MERGE

The Merge is part of a larger development including a +/-70,000 square foot best-in-class retail center. The retail component of The Merge is immediately contiguous to the south of the subject properties and provides a wide array of amenities. Offering a mix of fast casual dining opportunities, full-service restaurants, service business, and a Sprouts Grocery Store, The Merge delivers a diverse shopping experience for all residents in the immediate market.



LEASES SIGNED

- Sprouts
- Chevron
- Starbucks
- Dog Haus
- The Valve
- Pure Barre
- Capriotti's
- Tae Kwon Do
- Dentistry 4 Kids
- American First Credit Union

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