

# 29,146 SF AVAILABLE FOR LEASE

## BUILDING 2 UNIT B AT THE MERGE

#### PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

14141 The Merge Street | Eastvale, CA





## Building 2 Unit B At The Merge

#### 14141 THE MERGE STREET



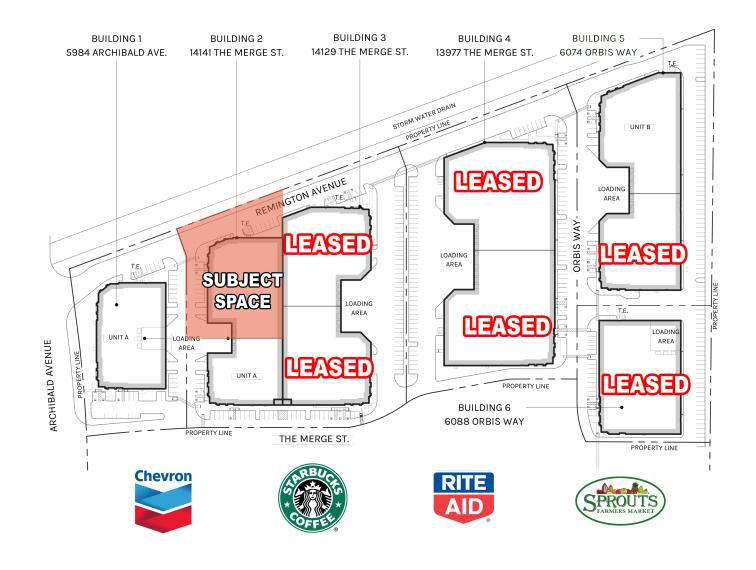


#### **Property Highlights**

- 29,146 Square Feet
- 1,557 Square Feet Office
- 1,401 Finished Mezzanine Office
- 2 Dock High Doors
- 1 Grade Level Doors
- 30' Minimum Clear Height
- ESFR Sprinklers
- LED Warehouse Lighting
- 2.5% Skylights
- Contiguous to brand new retail. Amenities include: Starbucks, Sprouts, Chevron, Rite-Aid and more.



#### Master Site Plan - The Merge

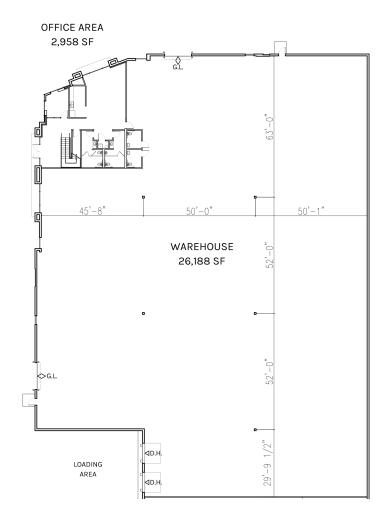




PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

## **Building 2 Unit B Floor Plan**







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#### Location

#### 14141 THE MERGE STREET





#### Location Highlights

- Part of a larger 6 building project with 10 units.
- Located at the NEC of Limonite Avenue and Archibald Avenue in Eastvale.
- 355 miles from the ports of LA and Long Beach.
- Direct access I-15, SR 60, SR 71, and SR 90 freeways.
- December 2020 class A construction.
- Inland Empire West location with close proximity to Ontario International Airport.



### Leasing Contacts

ALEX HEIM Associate 909-373-2701 aheim@lee-assoc.com CA License #01945521 BILL HEIM Principal 909-373-2901 bheim@lee-assoc.com CA License #00776174



Lee & Associates - Ontario 3535 Inland Empire Blvd Ontario, CA 91764

909-989-7771 <u>www</u>.lee-assoc.com

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