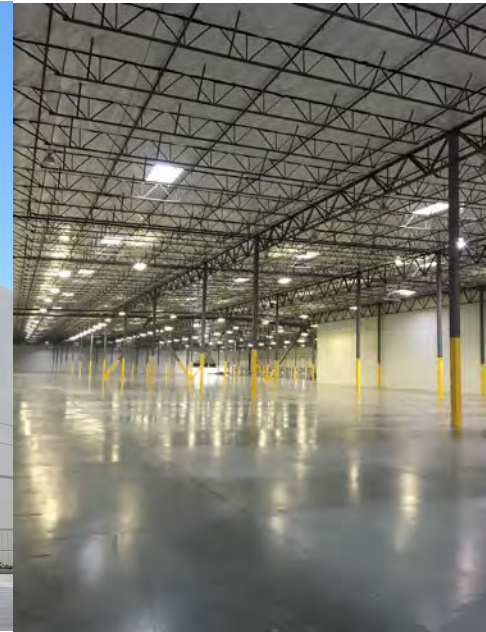


# Wonderful logistics center™



## PARCEL 1B FOR LEASE

4921 CAPITAL ROAD

**TOTAL AVAILABLE:**  
70,200 SF

**OFFICE:** 2,730 SF

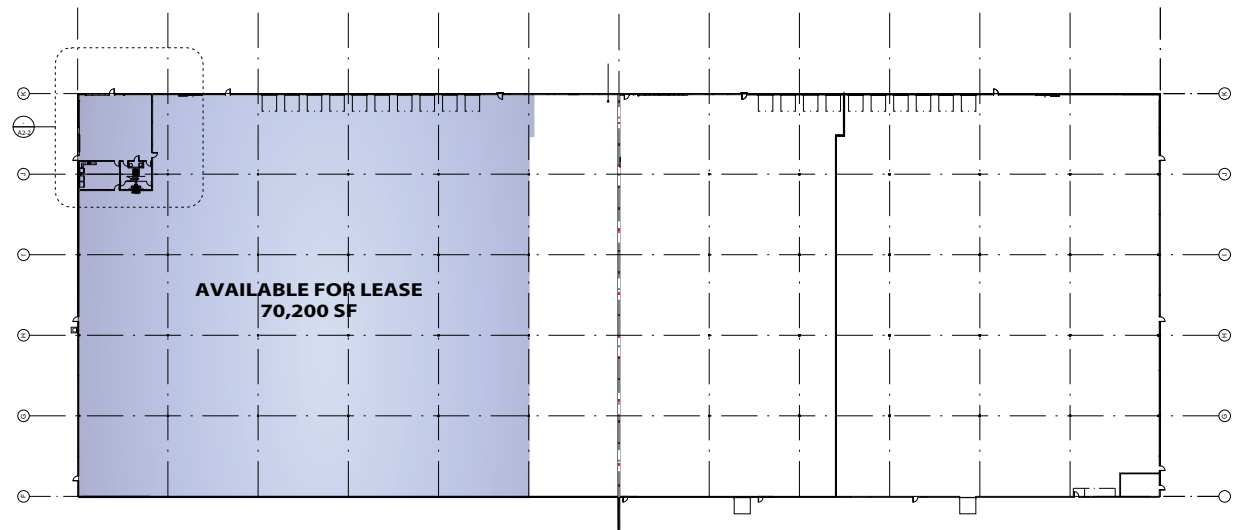
**WAREHOUSE:** 67,470 SF

**LOT SIZE:** Multi-Tenant

**POWER:**  
480/277V  
800+ Amps  
3Ph

### FEATURES

- 32' clear height
- 50' x 52' column spacing
- (50' speed bay)
- ESFR sprinkler system
- 2.5% skylights
- 14 loading docks
- 1 ground level door



# Wonderful logistics center™

## PROVEN DISTRIBUTION LOCATION

### The Premier West Coast Hub

- 65M people within a 2-day truck turn
- 2 hour drive from from Ports of LA/ Long Beach and 4 hours from Port of Oakland
- Rail-served center with with inland rail terminal served by BNSF and active container depot
- STAA designated truck access from I-5 and SR-99
- Quality labor force capable of supporting an industrial market of more than half a billion square feet
- Corporate neighbors included Target, Amazon, Walmart, Ross Stores, American Tire Distributors, FedEx, Olde Thompson (OFI)



## The Hardest Working Location on the West Coast!

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