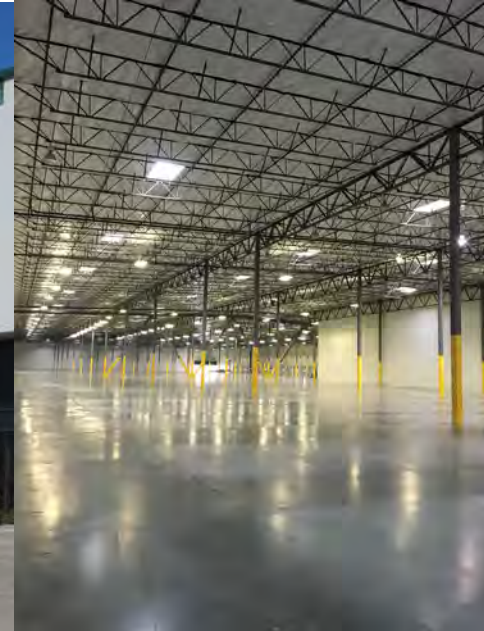


Wonderful logistics center™

REFURBISHMENT COMPLETE
AVAILABLE IMMEDIATELY

LOW
NNN'S



PARCEL 6 FOR LEASE

4770 FANUCCHI WAY

TOTAL AVAILABLE:

Up to 190,250 SF

OFFICE: To Suite

WAREHOUSE: 180,738± SF

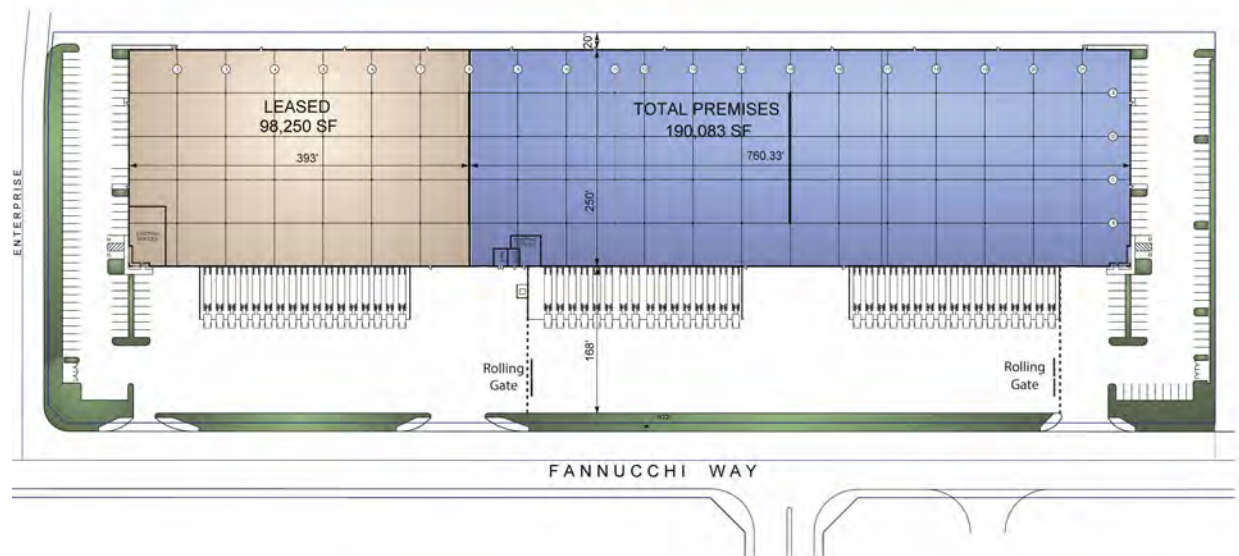
LOT SIZE: Multi-Tenant

POWER:

480/277V
1,200+ Amps
3Ph

FEATURES

- 35' max clear ht.
- 50' x 56' column spacing
- (50' speed bays)
- ESFR sprinkler system
- 1% skylights
- 31 loading docks
- 2 ground level doors



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!

JOE VARGAS
President
joe.vargas@wonderful.com
661.653.3192

JASON GREMILLION
Senior Vice President
jason.gremillion@wonderful.com
661.369.5176

ERIN POULSON MORRIS
Senior Director
erin.poulson.morris@wonderful.com
310.597.1037

the
Wonderful company™ **Wonderful**
real estate™