



## Site Features

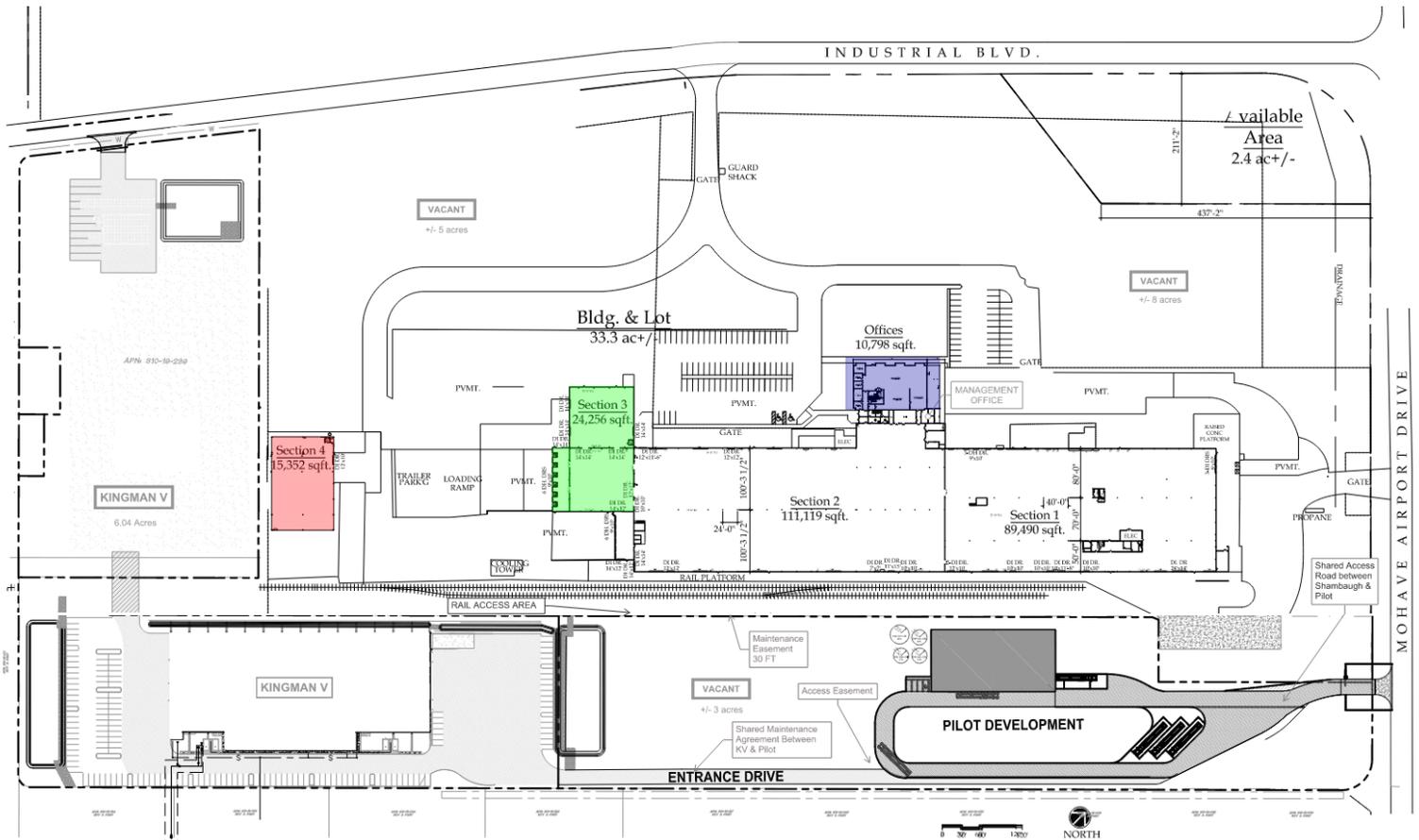
- Serve California markets via I-40
- Located in airport industrial park
- Up to 26' ceiling heights
- Adjacent rail with immediate access
- Grade level loading with drive-in doors
- Excess land (+/- 3.5 acres) for expansion
- 69 KV substation on site - ample power
- NEW LED lighting with motion sensors
- Well on site with 700 gpm electric pump throughout
- Exterior silos and covered storage areas
- Fully secured site with guard house & cameras
- Abundant car & trailer parking
- 6" reinforced concrete floors

### RAIL ACCESS TO THE ENTIRE BNSF NETWORK



### FOR INFORMATION

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- 15, 352 SF
- 24,256 SF  
6 DH DOORS  
4 DI DOORS
- OFFICE - 10,798 SF