

**BUILD TO SUIT OPPORTUNITY
FULLY ENTITLED**

±170,152 SF | FOR SALE OR LEASE

21801 BARTON RD
GRAND TERRACE, CA



Hines

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY FEATURES



170,152 SF Industrial Building



±36' Clear Height



Parking Ratio: 1.43/1,000 SF



Office Space: To Suit



ESFR Sprinklers



Amps: To Suit



Site Acreage: 9.01



18 Dock High Doors



235' Truck Court



43% Site Coverage



2 Ground Level Doors



Proximity to I-215, I-10, SR-60 Fwys



Fenced & Secured Yard



52' x 60' Typical Column Spacing



Excellent Access to I-215 Fwy via Barton Rd On/Off Ramps

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FREEWAY PROXIMITY



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NEARBY DEVELOPMENTS



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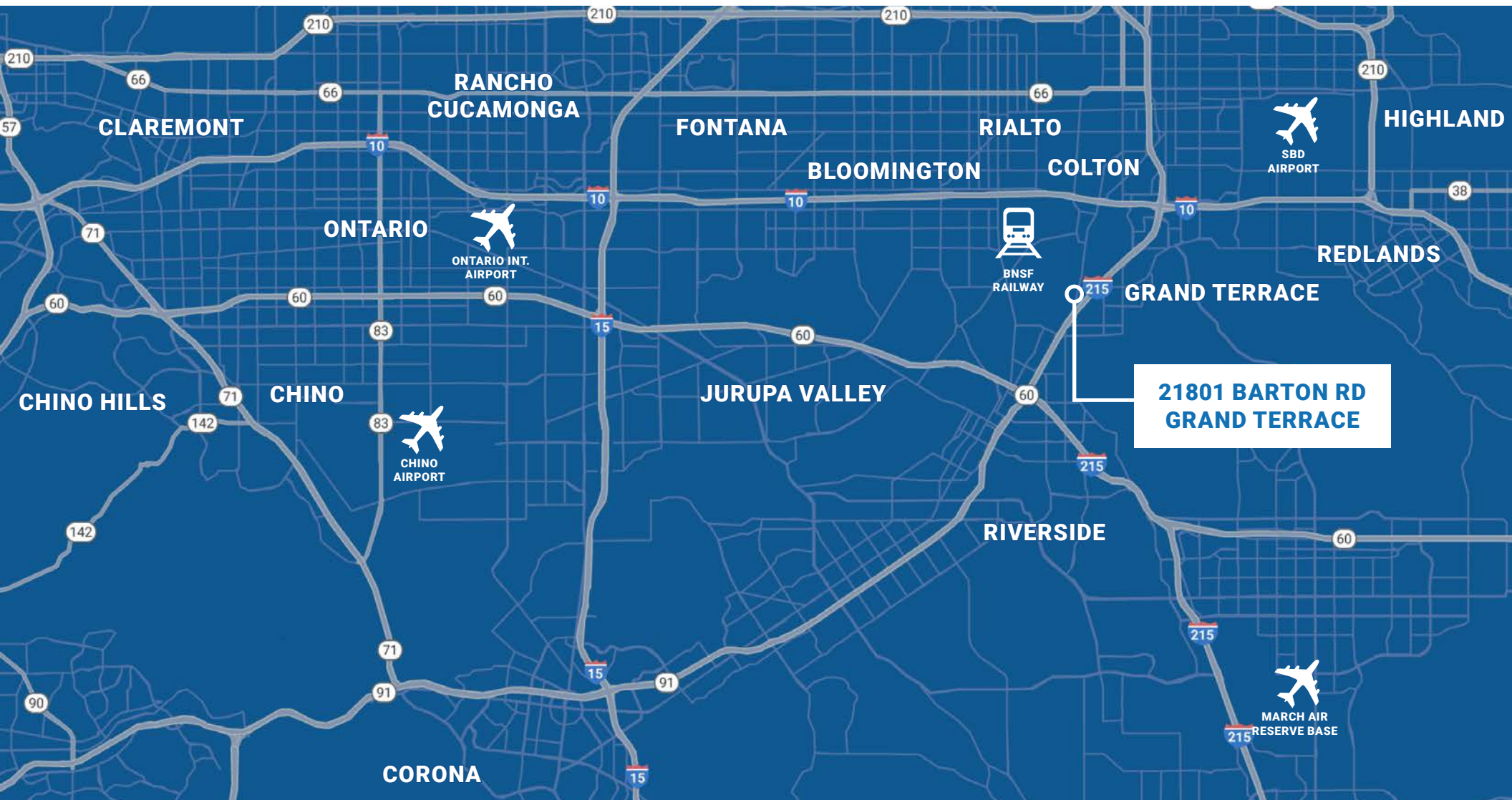
SITE PLAN



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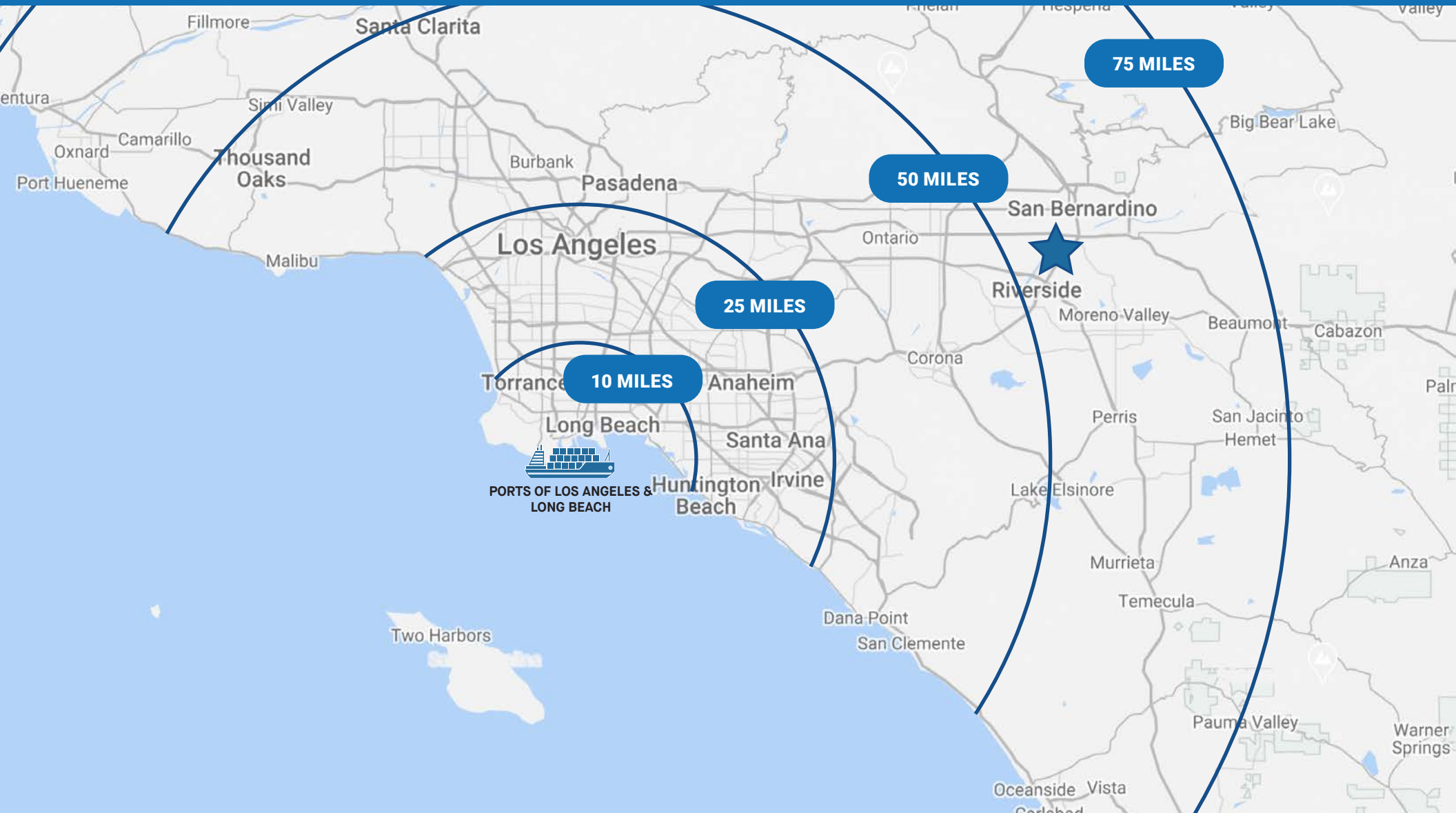
SITE LOCATER MAP



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PORT PROXIMITY



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For More Information, Contact:

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