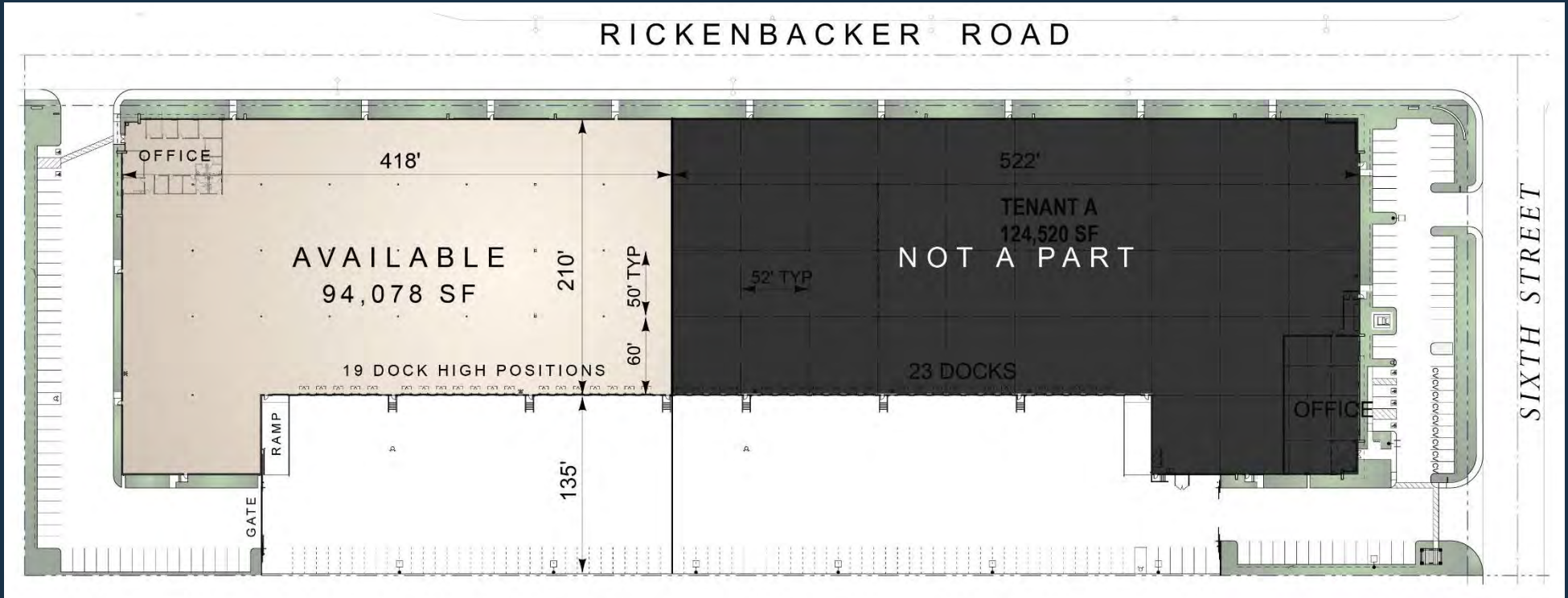


PACIFIC BUSINESS CENTER

5530 Rickenbacker Road, Bell, CA

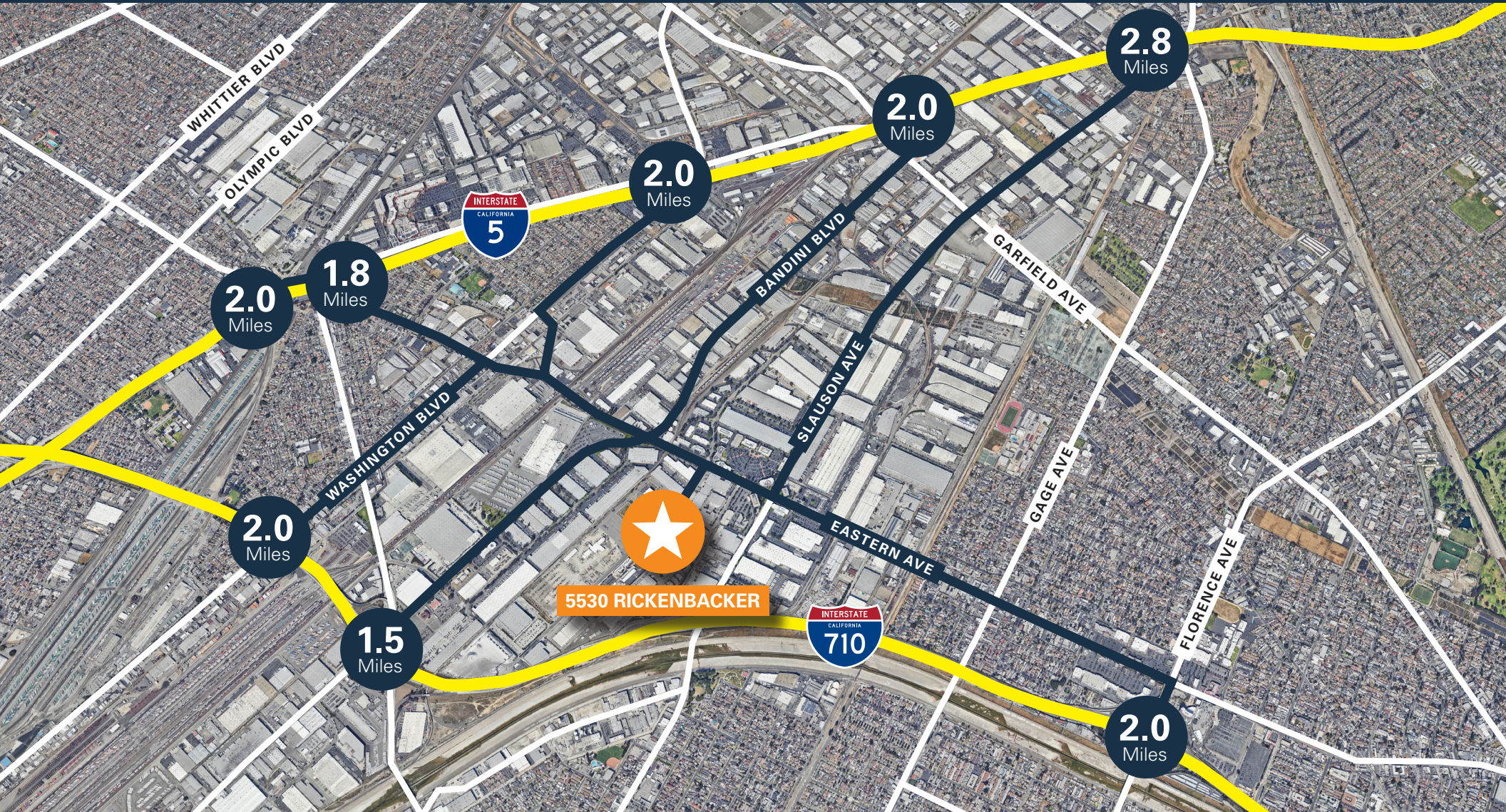
94,078 SF | State-of-the-Art LEED GOLD Class A Project





NOT TO SCALE

- 94,078 SF Available For Lease
- State-of-the-Art LEED GOLD Project
- 4,095 SF Office Space
- 32' Clearance
- 19 Dock High (each w/ EOD Levelers) / 1 Ground Level
- ±135 Ft. Truck Court
- 100% Concrete & Secured Yard
- 600 Amp Service (Potentially Expandable to 1800 Amps)
- ESFR Sprinklers
- 3% Skylight Coverage (Abundant Natural Light)
- Solar Ready Roof
- Motion Sensored Warehouse Lighting



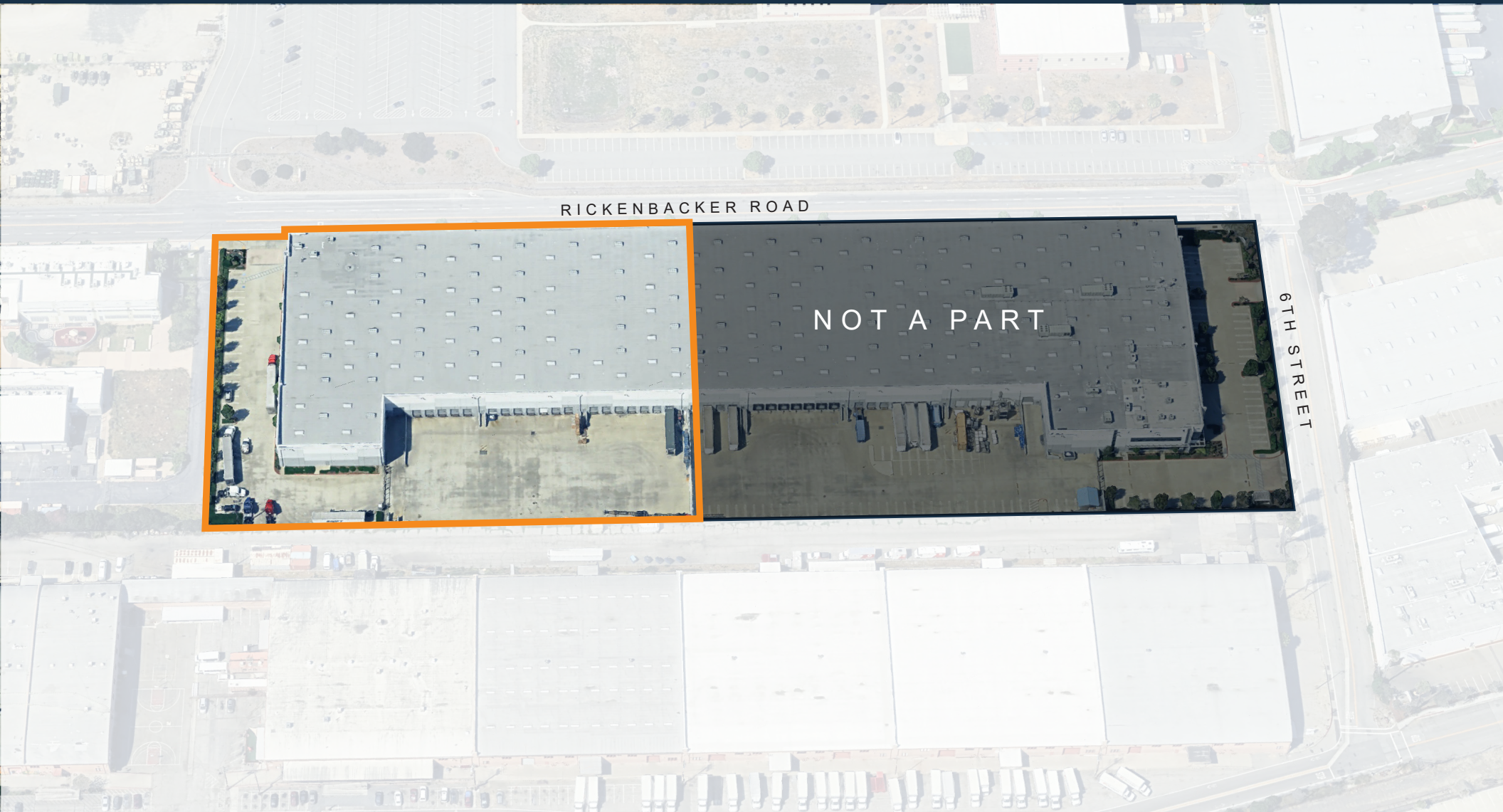
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RICKENBACKER ROAD

NOT A PART

6TH STREET

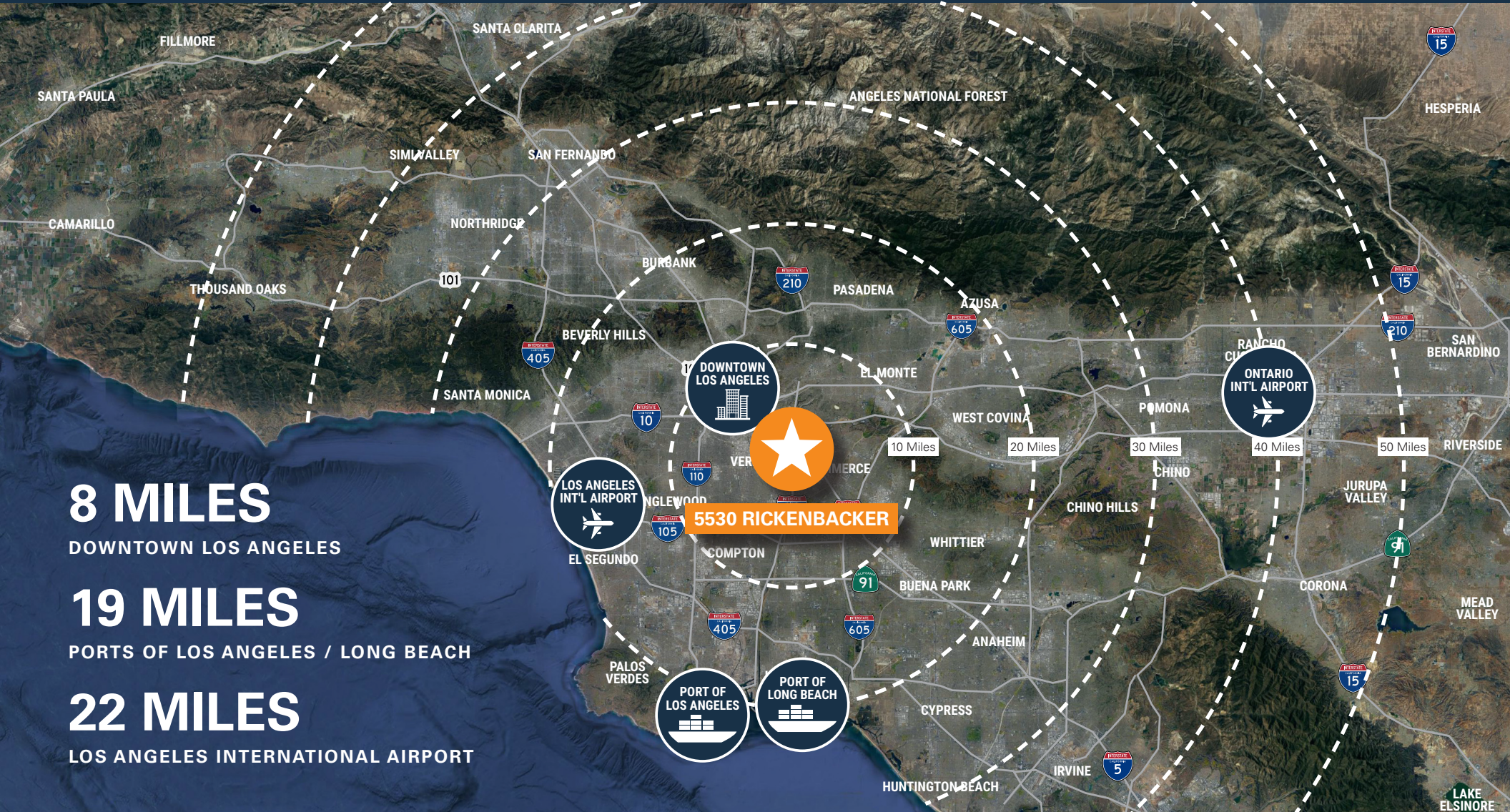
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