

NOVEMBER COMPLETION



BECKMAN BUSINESS CENTER - 7 INDUSTRIAL BUILDINGS / 1 OFFICE BUILDING

WWW.BECKMANBUSINESSCENTER.COM

BUILDING FEATURES

- New State of the Art Industrial Buildings
- 30' - 32' Minimum Warehouse Clearance
- True Dock High Loading Doors
- ESFR Sprinkler Systems (K17 at 52 psi)
- Private and Secured Truck Courts - Some Buildings
- 52' x 60' Warehouse Bay Spacing
- High Identity Corner Location
- Located on the Southeast Corner of Lambert Road and Harbor Boulevard
- Immediate Access to the Orange (57) and Pomona (60) Freeways
- Close proximity to the ports of Los Angeles and Long Beach 32' Warehouse Clearance



Voit

REAL ESTATE SERVICES

MITCH ZEHNER

Executive Vice President
714.935.2307
Lic. #00882464

SETH DAVENPORT

Executive Vice President
714.935.2376
Lic. #01413387

MICHAEL HEFNER, SIOR

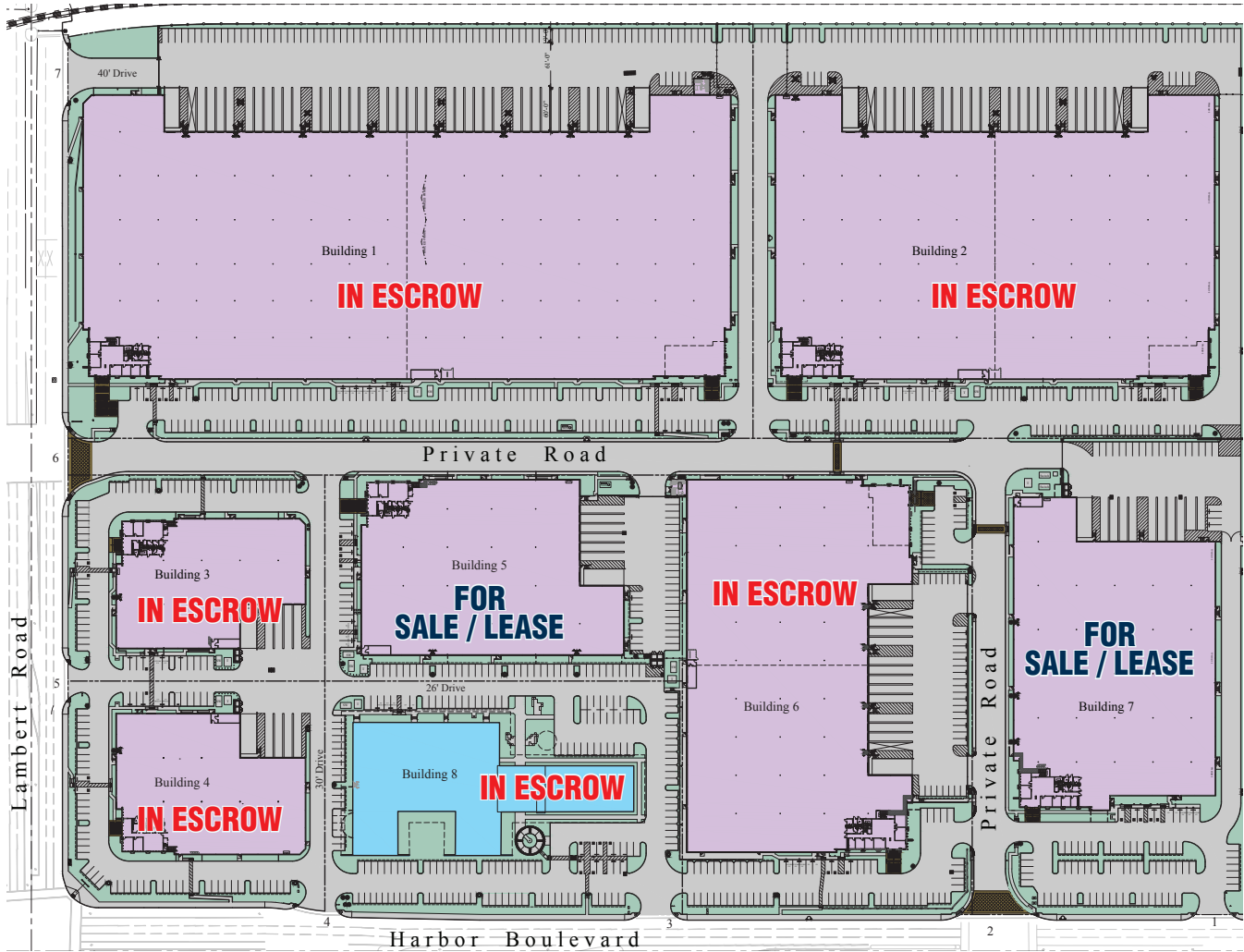
Executive Vice President
714.935.2331
Lic. #00857352



Another Quality
Development By:

WESTERN REALCO

SITE PLAN



PROJECT FEATURES

| ADDRESS | BLDG. #. | BLDG. AREA | OFFICE | WHSE | HEIGHT | LOADING | YARD | STATUS |
|----------------------|----------|---------------|-------------|------|--------|--------------|---------|---------------------------------|
| 210 E. Lambert Rd. | 1 | ±309,439 s.f. | ±6,365 s.f. | | 32' | 40 DH / 2 GL | Secured | IN ESCROW/FOR LEASE ONLY |
| 4278 N. Harbor Blvd. | 2 | ±212,202 s.f. | ±6,365 s.f. | | 32' | 23 DH / 2 GL | Secured | IN ESCROW/FOR LEASE ONLY |
| 150 E. Lambert Rd. | 3 | ±41,891 s.f. | ±4,559 s.f. | | 30' | 4 DH / 1 GL | None | IN ESCROW |
| 110 E. Lambert Rd. | 4 | ±45,761 s.f. | ±4,559 s.f. | | 30' | 4 DH / 1 GL | None | IN ESCROW |
| 4320 N. Harbor Blvd. | 5 | ±78,523 s.f. | ±4,559 s.f. | | 30' | 6 DH / 1 GL | Secured | AVAILABLE |
| 4260 N. Harbor Blvd. | 6 | ±141,616 s.f. | ±6,365 s.f. | | 32' | 13 DH / 2 GL | Secured | IN ESCROW/FOR LEASE ONLY |
| 4250 N. Harbor Blvd. | 7 | ±105,322 s.f. | ±6,365 s.f. | | 30' | 8 DH / 1 GL | Secured | AVAILABLE |
| 4300 N. Harbor Blvd. | 8 | ±42,000 s.f. | To Suit | | 16' | 0 DH / 0 GL | None | IN ESCROW |

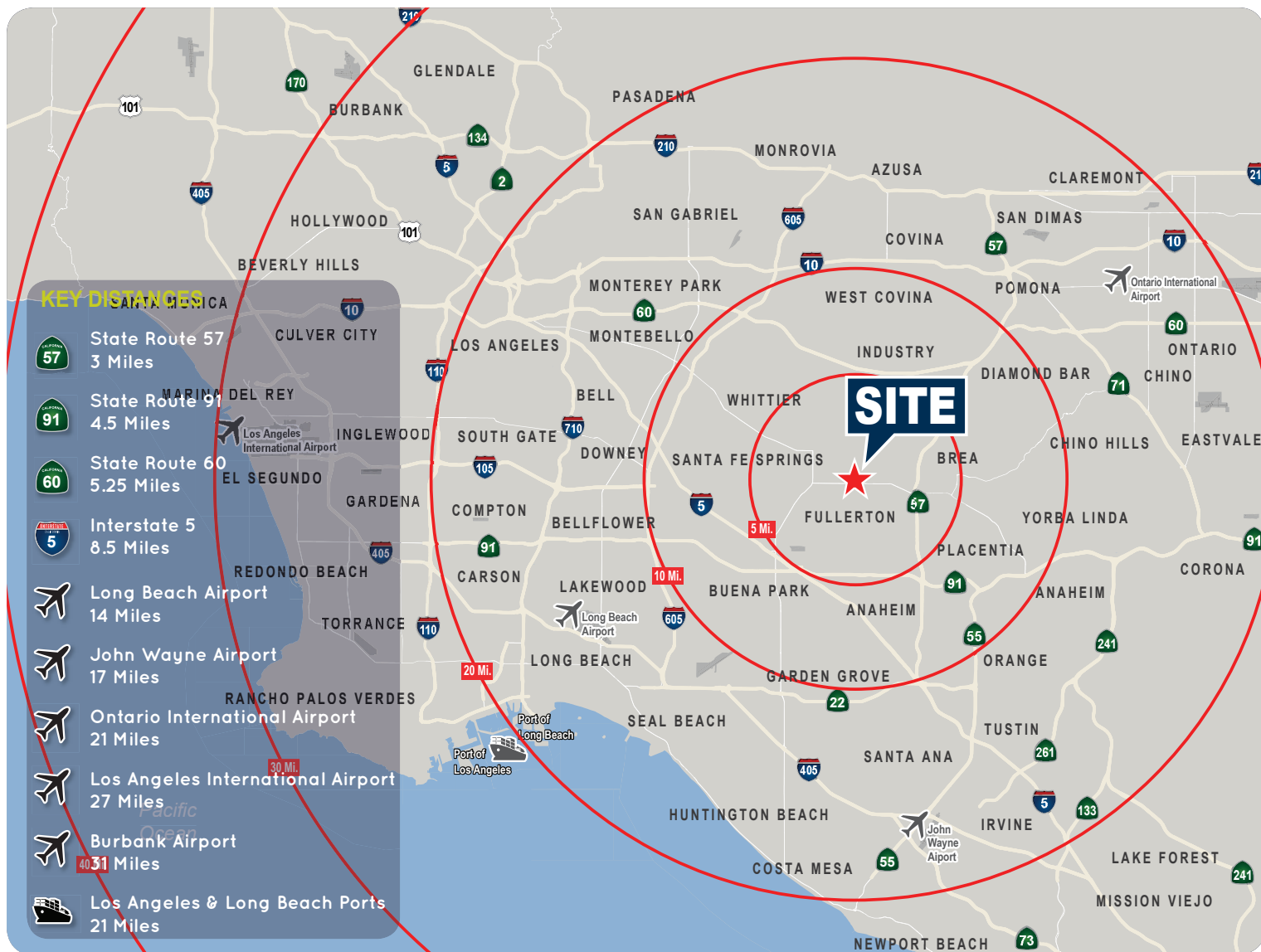
INDUSTRIAL BUILDING RENDERING*



OFFICE BUILDING RENDERING*



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* Building Color and Features in Renderings are for Marketing Purposes Only. Actual Building Color and Features may Differ.

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