



17411 Valley Blvd
City of Industry, CA

FOR LEASE 350,256 SF Cooler/Freezer Warehouse Conversion

- New, Class "A" cold distribution facility
- 37' clear height
- Easy access to SR-60, I-10, and I-605
- Divisible and Flexible Floorplan
- 36 recessed truck docks
- 10 dock high doors
- 342 auto spaces (1:1,000 SF)
- Gated perimeter fence
- Heavy Power
- **Cooler/Freezer to be designed to Tenant's exact specifications**

Scout Cold Logistics Center - Los Angeles

Dry to Cold Conversion
Q2 2023 Delivery



CBRE
Food Facilities Group

Scout

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Flexible Food Grade Opportunity in Top Los Angeles Metro Distribution Location

Scout Cold Logistics Center - Los Angeles is strategically located off SR-60 in City of Industry, California . The property is less than 35 miles from the Ports of Los Angeles and Long Beach and Los Angeles International Airport, plus 20 miles from downtown Los Angeles, giving full access to service the L.A. Metro population as well as Southern California, Northern Mexico, and beyond. 17+ million people live within a 50-mile radius.

This large in-fill building is ideally designed to accommodate a single user or to be demised for multiple tenants and represents one of the only cold-storage opportunities available for lease in the L.A. Metro area. Scout will convert this building with cooler, freezer, and food improvements to suit your business operational needs. Scout has converted a number of other existing dry warehouses across the United States with freezer and refrigerated spaces to suit our customers' requirements. We have a team of experienced design and construction professionals ready to do the same for you.

About the Owners

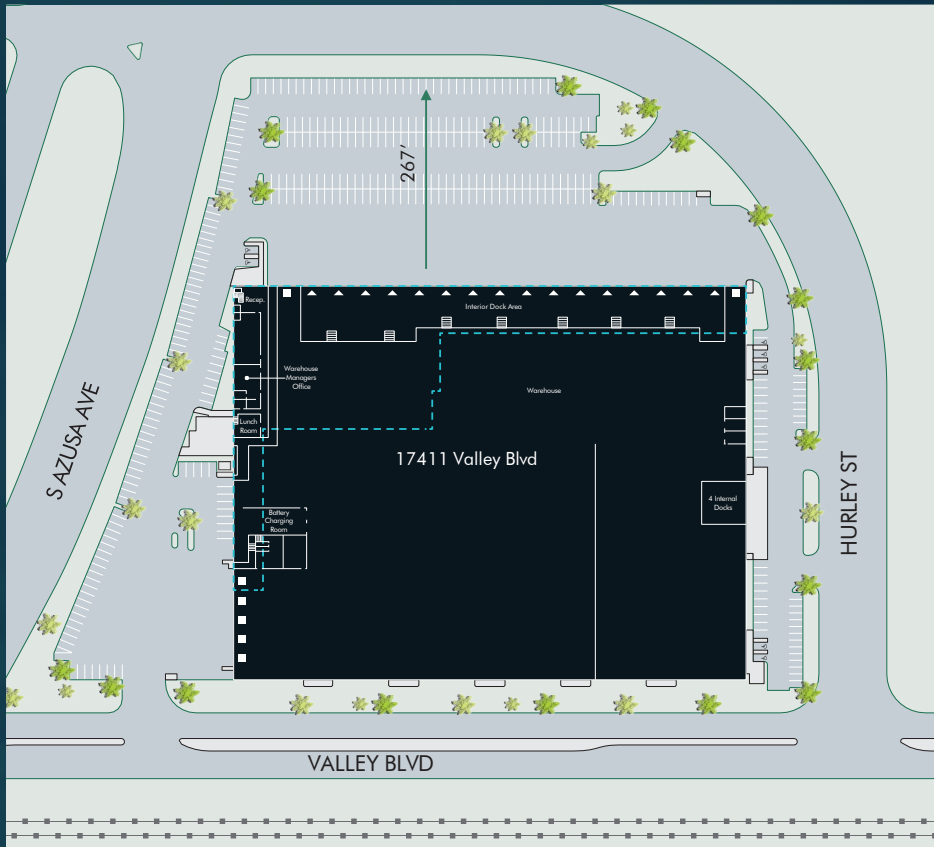
Scout Cold Logistics is an experienced, institutional real estate investment and development company with a specific expertise in the cold industry. This includes experience in the development, ownership, and management of millions of square feet of Class-A, multi-temperature facilities, as well as its principals' development of and investment in 40+ million square feet of traditional (dry) warehousing. Scout Cold Logistics has committed to over \$1.3B of cooler/ freezer facility transactions totaling over 7.5M SF.

Scout's founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation investment experience, including serving as President and CEO of Florida East Coast Industries ("FECI"), a portfolio company of Fortress Investment Group. Dan Marcus, a Partner at Scout, leads the firm's industrial investment platform and was formerly an executive at FECI and Prologis.

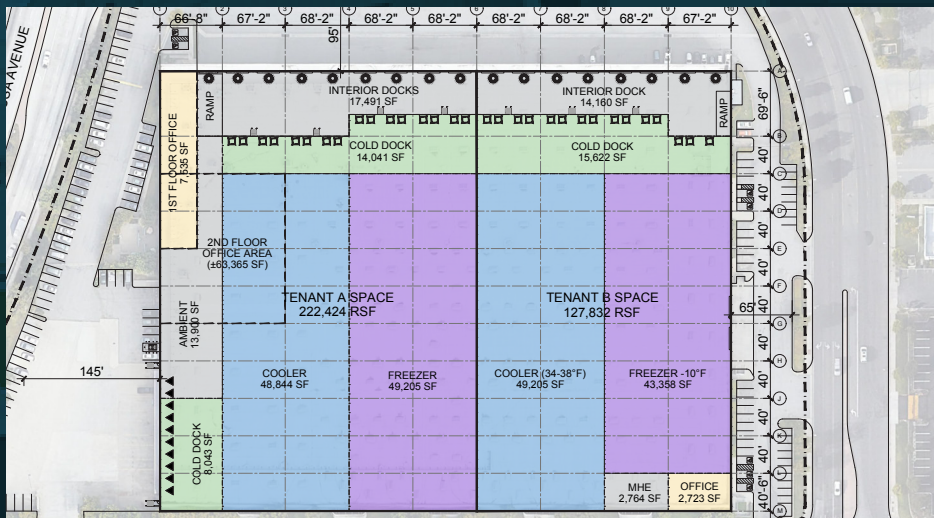
Scout's business model is to invest in cold improvements on behalf of its tenants. No matter the build-out required (freezer, cooler, processing or other), Scout will design, construct and fund these cold improvements. An example of Scout's dry-to-cold conversion experience can be found at 450 Swedesboro Road in East Greenwich, New Jersey where Scout converted a 335,000 square foot, Class-A dry warehouse to a new food and flower production and distribution facility with more than 300,000 square feet of cooler and freezer improvements.



Site Plan



Two-Tenant Alternative

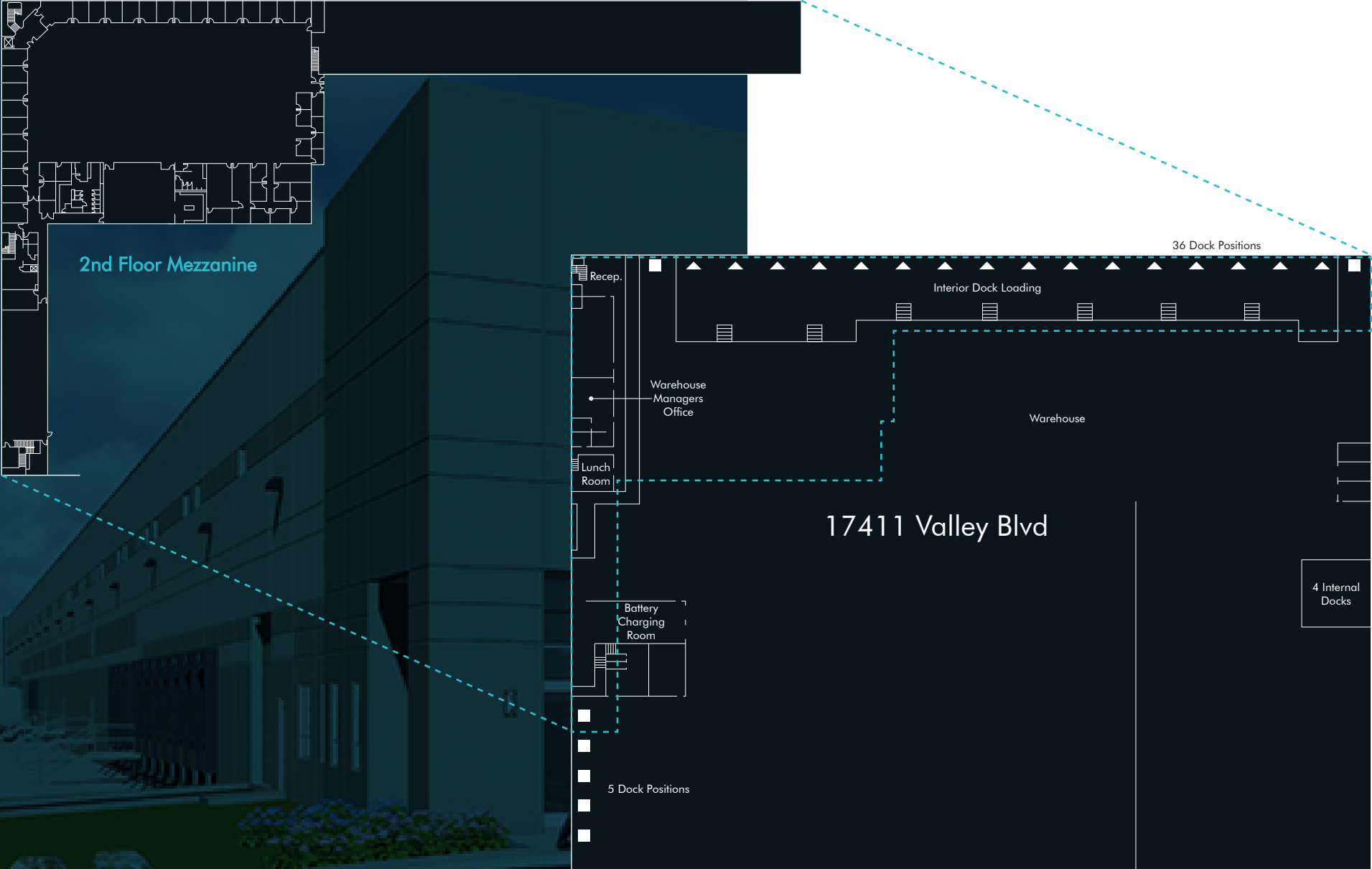


Scout can demise the building with other configurations to meet your specific space requirement

Available Space Information

AVAILABLE SF	350,256 SF (divisible)
DIMENSIONS	610' W x 470' L
OFFICE FINISH	<ul style="list-style-type: none"> High-end existing mezzanine office plus employee restrooms in warehouse To suit second story office
CAR PARKING	342 spaces
TRAILER PARKING	15 spaces
LOADING - NORTH YARD	10 docks with levelers (5 double wide doors)
LOADING - EAST YARD	36 interior positions (18 double wide doors)
CLEAR HEIGHT	37'
COLUMN SPACING	66' W x 40' L
TRUCK COURT	up to 267'
SPRINKLER SYSTEM	0.60 GPM per 3,000 SF
SLAB	7"
ROOF	60 mil Single Ply, Mechanically Fastened
LIGHTING	LED Lighting in Warehouse / Fluorescent in Mezzanine
REFRIGERATION	Scout to design, construct and fund to suit Tenant need
SYSTEMS	Brand-New, High-Quality
TEMPERATURES	Cooler & Freezer, Multi-Zone, To Suit

Floor Plan



1st Floor

17411 Valley Blvd Property Photos

Warehouse - 37' Clear



Dock High Loading



East Truck Court



Training Room



Break Room



Northerly Parking



17411 Valley Blvd Property Photos

Warehouse



Warehouse



North Truck Court



Warehouse

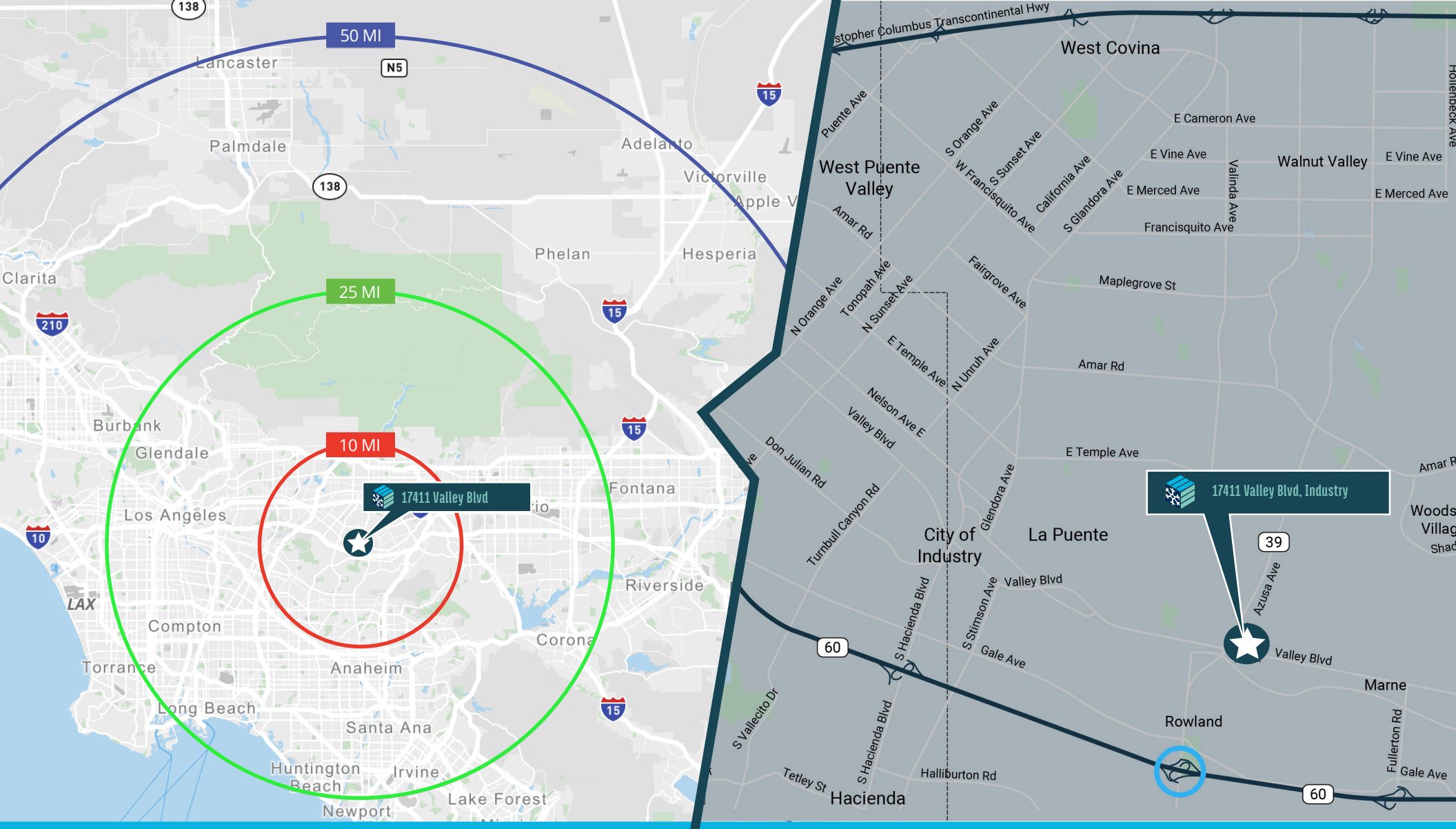


Mezzanine



Warehouse





LEGEND

Drive Time



REACH STATISTICS

Drive Time	Total Population
10 miles	1.6 M
25 miles	9.7 M
50 miles	16.7 M



DRIVE TIMES

Downtown Los Angeles	20 miles
Ontario International Airport	24 miles
Ports of LA and Long Beach	34 miles
Los Angeles International Airport	35 miles



HIGHWAYS

60	1.2 miles	605	5.8 miles
10	4.4 miles	210	7.7 miles