

# Scout Cold Logistics – Los Angeles

17411 Valley Blvd, City of Industry, CA 91744

[scoutcold.com](http://scoutcold.com)







# 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

### Leasing Contacts

ART RASMUSSEN, EXECUTIVE VICE PRESIDENT  
+1 310 550 2564 - [ART.RASMUSSEN@CBRE.COM](mailto:ART.RASMUSSEN@CBRE.COM)

DAVID NORRIE, EXECUTIVE VICE PRESIDENT  
+1 310 550 2503 - [DAVID.NORRIE@CBRE.COM](mailto:DAVID.NORRIE@CBRE.COM)

LYNN KNOX, SENIOR VICE PRESIDENT  
+1 909 418 2112 - [LYNN.KNOX@CBRE.COM](mailto:LYNN.KNOX@CBRE.COM)

JASON CHAO, EXECUTIVE VICE PRESIDENT  
+1 909 418 2131 - [JASON.CHAO@CBRE.COM](mailto:JASON.CHAO@CBRE.COM)

CASE DAHLEN, FIRST VICE PRESIDENT  
+1 510 289 6135 - [CASE.DAHLEN@CBRE.COM](mailto:CASE.DAHLEN@CBRE.COM)

**CBRE**

 **Scout**





# Regional Info

## 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

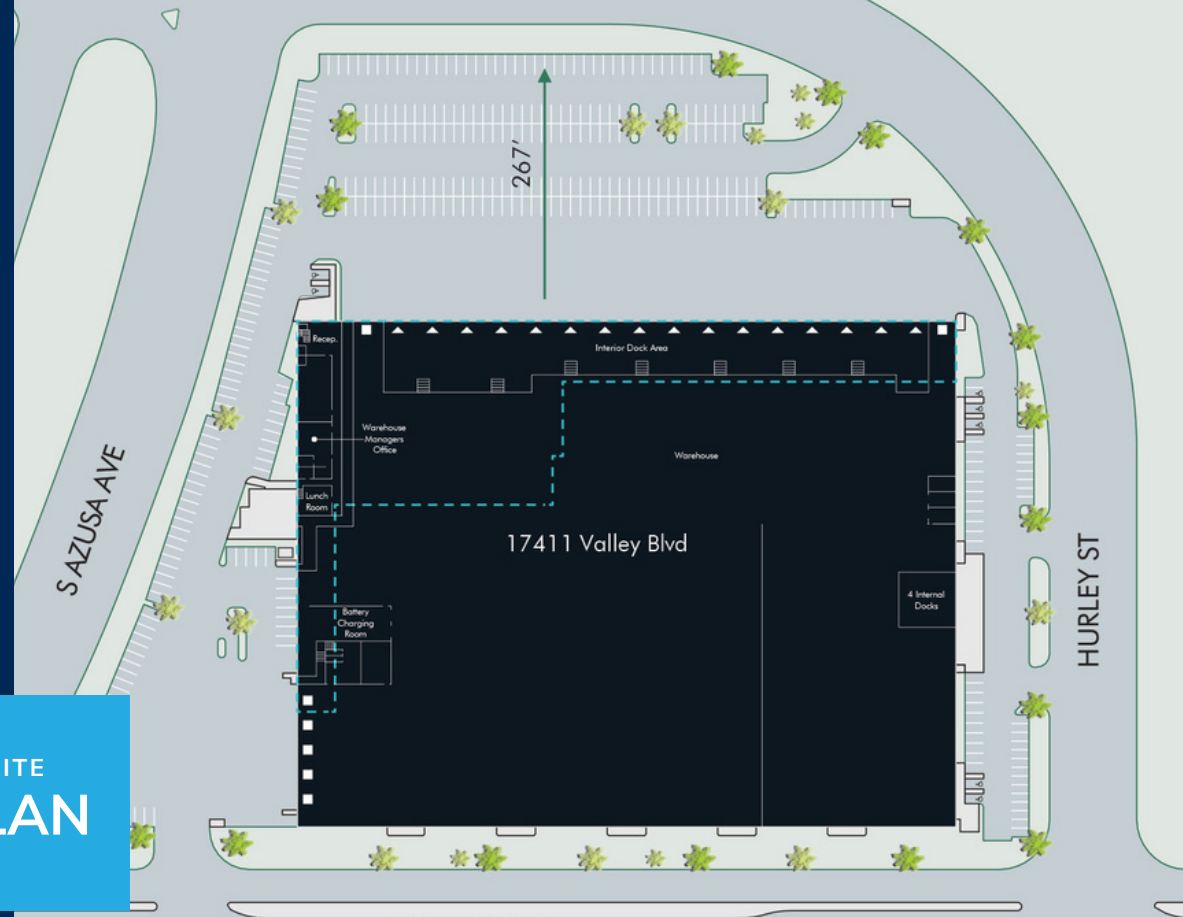
Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

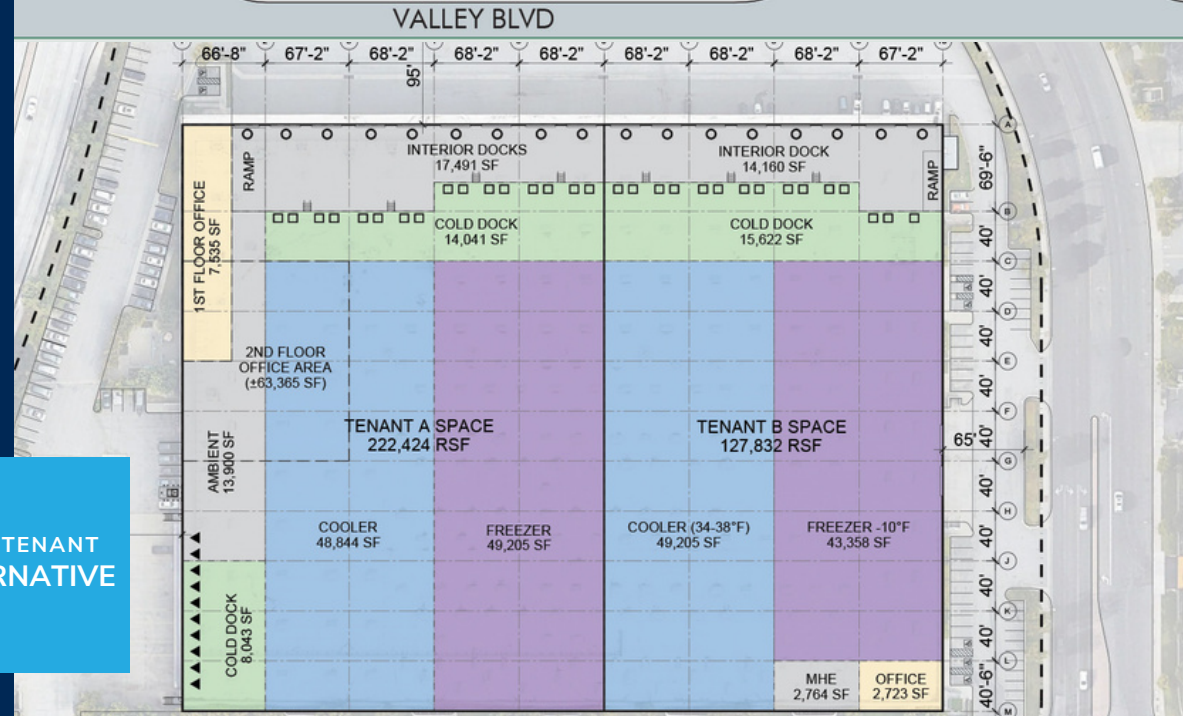
Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses, globally.

# Available Space Information

AVAILABLE SF	350,256 SF (divisible)
DIMENSIONS	610' W x 470' L
OFFICE FINISH	- 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



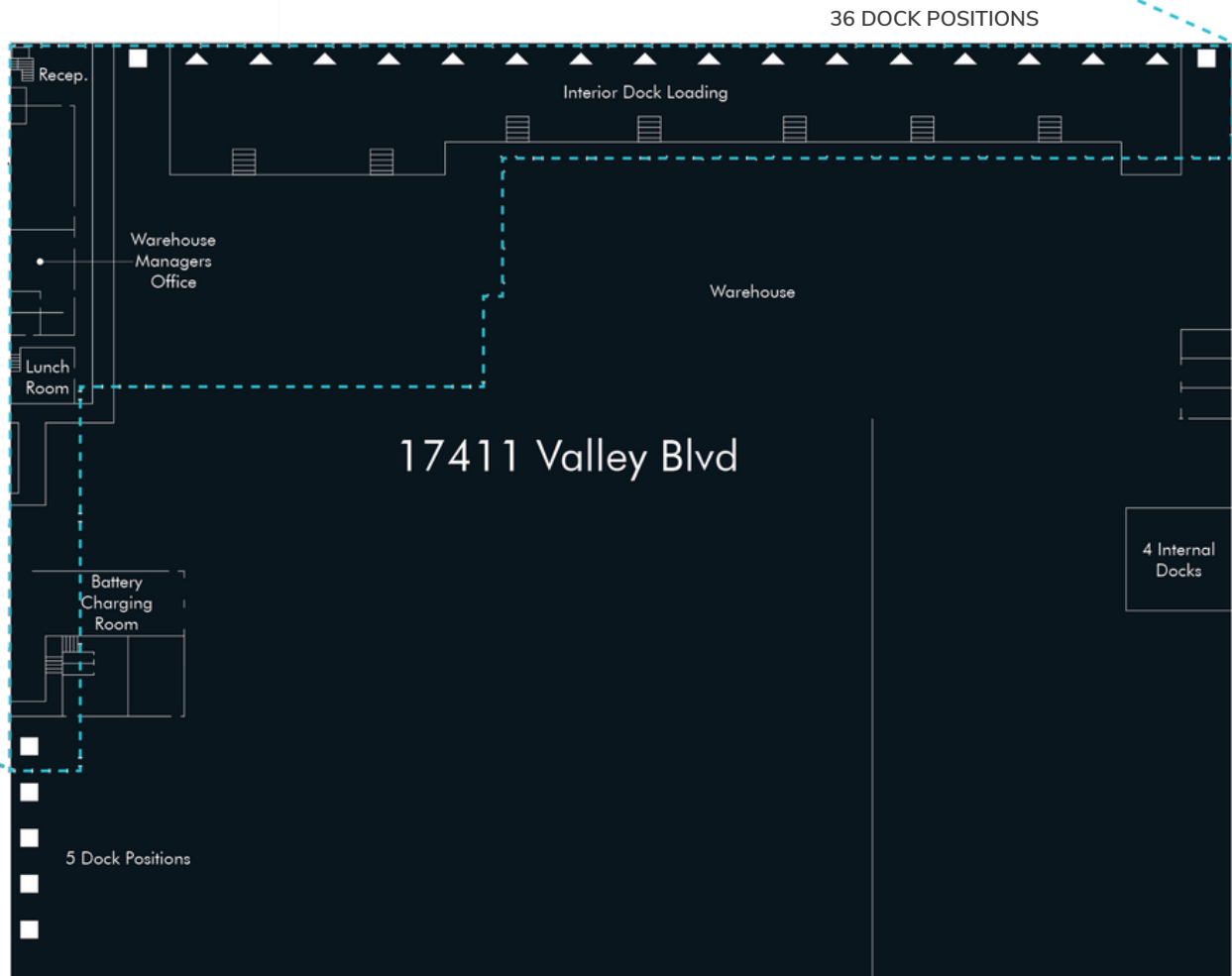
**SITE PLAN**



**TWO-TENANT ALTERNATIVE**

FLOOR  
PLAN

2ND FLOOR MEZZANINE



36 DOCK POSITIONS

Interior Dock Loading

Warehouse  
Managers  
Office

Warehouse

Recep.

Lunch  
Room

Battery  
Charging  
Room

5 Dock Positions

4 Internal  
Docks

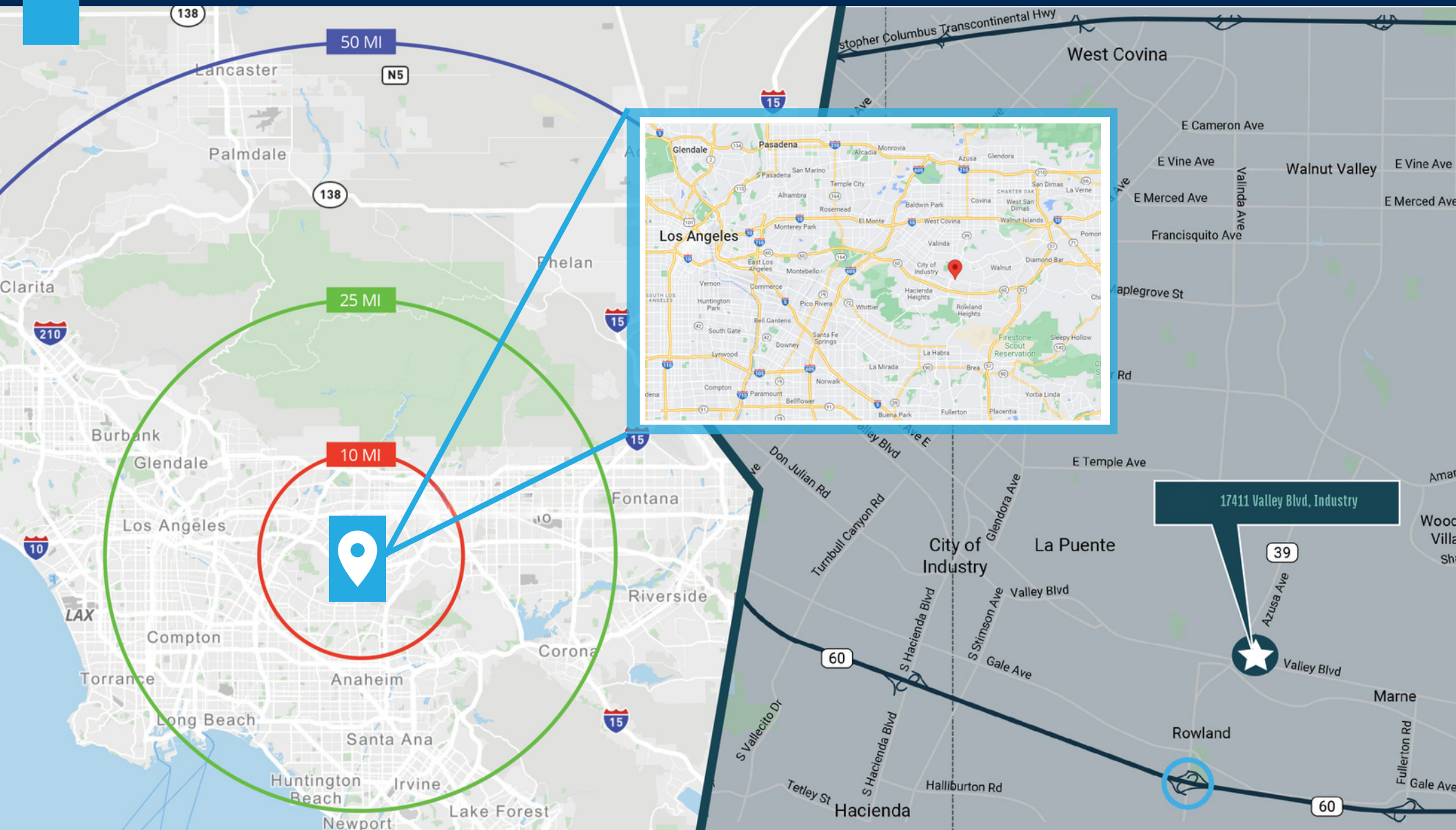
17411 Valley Blvd

37' CLEAR HEIGHT

1ST FLOOR



# Scout Cold Logistics Center Los Angeles



## Reach Statistics

DRIVE TIME	TOTAL POPULATION
10 miles	1.6 M
25 miles	9.7 M
50 miles	16.7 M

## Airport 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
10: 4.4 miles
605: 5.8 miles
210: 7.7 miles





scoutcold.com

**CBRE**



## Leasing Contacts

ART RASMUSSEN: +1 310 550 2564, [ART.RASMUSSEN@CBRE.COM](mailto:ART.RASMUSSEN@CBRE.COM)

DAVID NORRIE: +1 310 550 2503, [DAVID.NORRIE@CBRE.COM](mailto:DAVID.NORRIE@CBRE.COM)

LYNN KNOX: +1 909 418 2112, [LYNN.KNOX@CBRE.COM](mailto:LYNN.KNOX@CBRE.COM)

JASON CHAO: +1 909 418 2131, [JASON.CHAO@CBRE.COM](mailto:JASON.CHAO@CBRE.COM)

CASE DAHLEN: +1 510 289 6135, [CASE.DAHLEN@CBRE.COM](mailto:CASE.DAHLEN@CBRE.COM)