

# For Sale or Lease RUSTIN BUSINESS PARK

6 Individual Buildings  $\pm 9,006$  -  $\pm 13,850$  SF/Secured Yards

**BUILDINGS  
COMPLETE!  
IMMEDIATE  
OCCUPANCY**



Please Contact:

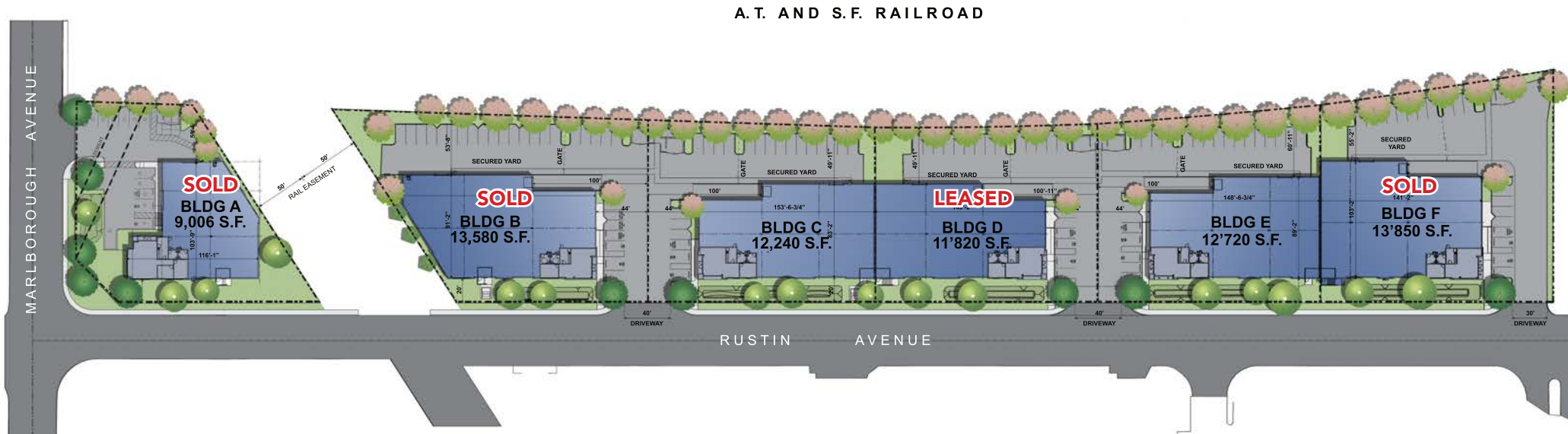
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LAWRENCE C. NULL, SIOR  
BRE#: 00822133 // 951.276.3616  
LNULL@LEE-ASSOCIATES.COM

TOBY TEWELL  
BRE#: 01822772 // 951.276.3662  
TTEWELL@LEE-ASSOCIATES.COM

# For Sale or Lease RUSTIN BUSINESS PARK

## SITE PLAN



## PROPERTY HIGHLIGHTS

- Rustin Business Park offers a “Class A” business park environment suitable for Industrial, Flex, Manufacturing and Distribution users
- Another new project from Silagi Development consisting of six (6) buildings for sale or lease
- All concrete yards and wrought iron gates
- Features include upscale office buildouts, grade level, and dock high loading
- Outstanding access to the 91, 60 and 215 freeways (via Columbia, Spruce or Blaine)
- Excellent signage opportunities with optimal exposure

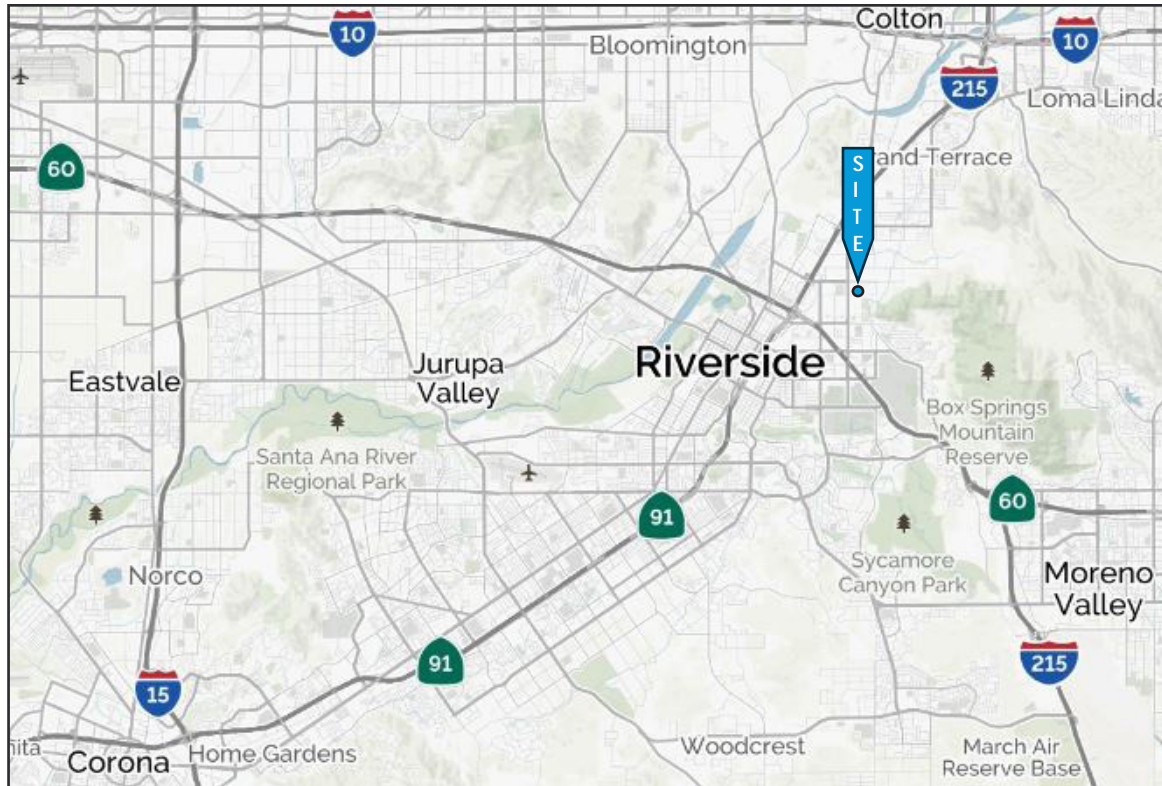


LAWRENCE C. NULL, SIOR  
CALBRE#: 00822133 // 951.276.3616  
LNULL@LEE-ASSOCIATES.COM

TOBY TEWELL  
CALBRE#: 01822772 // 951.276.3662  
TTEWELL@LEE-ASSOCIATES.COM

Building #	1080 Marlborough Bldg A	1700 Rustin Bldg B	1750 Rustin Bldg C	1800 Rustin Bldg D	1850 Rustin Bldg E	1898 Rustin Bldg F
Total Building SF	9,006	13,580	12,240	11,820	12,720	13,850
Office (SF)	1,630	1,137	1,177	1,177	1,203	1,137
Warehouse (SF)	7,376	12,443	11,063	10,643	11,517	12,713
Acres	0.62	0.83	0.72	0.69	0.73	0.87
Auto Parking	13	28	20	20	23	19
Zoning	BMP	BMP	BMP	BMP	BMP	BMP
Clear Height	18'	18'	18'	18'	18'	18'
Power (AMPS) - 277/480 Volt (Expandable to 800 Amps)	400	400	400	400	400	400
GL Doors (12x14)	1	1	1	1	1	1
Dock-Hight Doors (9x10)	0	1	1	1	1	1
Sprinkler System	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Secured/Concrete Yard	Yes	Yes	Yes	Yes	Yes	Yes
Lease Rate:			\$0.72/SF NNN	<b>LEASED</b>	\$0.72/SF NNN	
Sale Price:	<b>SOLD</b>	<b>SOLD</b>	\$167/SF		\$167/SF	<b>SOLD</b>

# For Sale or Lease **RUSTIN BUSINESS PARK**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LAWRENCE C. NULL, SIOR  
CALBRE#: 00822133 // 951.276.3616  
LNULL@LEE-ASSOCIATES.COM

TOBY TEWELL  
CALBRE#: 01822772 // 951.276.3662  
TTEWELL@LEE-ASSOCIATES.COM



DEVELOPED BY: SILAGI DEVELOPMENT  
& MANAGEMENT, INC. // 1.805.402.4515