

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	4,252 SF
Lease Rate:	\$1.20 SF/month (MG)
Year Built:	2001
Building Size:	4,252 SF
Zoning:	M-2
Market:	Inland Empire West

## PROPERTY OVERVIEW

A rare opportunity to lease an approx. 4,252 Sq. Ft. industrial/office condo in the City of Ontario. There is approx. 2,000 sq. ft. of finished 2 story office space with the remainder being warehouse with high 22' ceiling height. The entire unit is Fire Sprinkled, has a large 12' x 14' roll up ground level door and ample parking.

## LOCATION OVERVIEW

Located in the City of Ontario just on the south side of Ontario International Airport. Easy Access to the I-60, I-15 & I-10 Freeways.

## PROPERTY HIGHLIGHTS

- Newer Industrial Condo with high end finishes
- Approx. 2,000 sq. ft. of office space
- 200 amps of 3 phase Power
- One - 12'x14' Ground Level Door
- Clear Span Warehouse with Skylights
- CBC Association due's total \$0.09 psf

**TONY M. GUGLIELMO, CCIM**

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# ADDITIONAL PHOTOS



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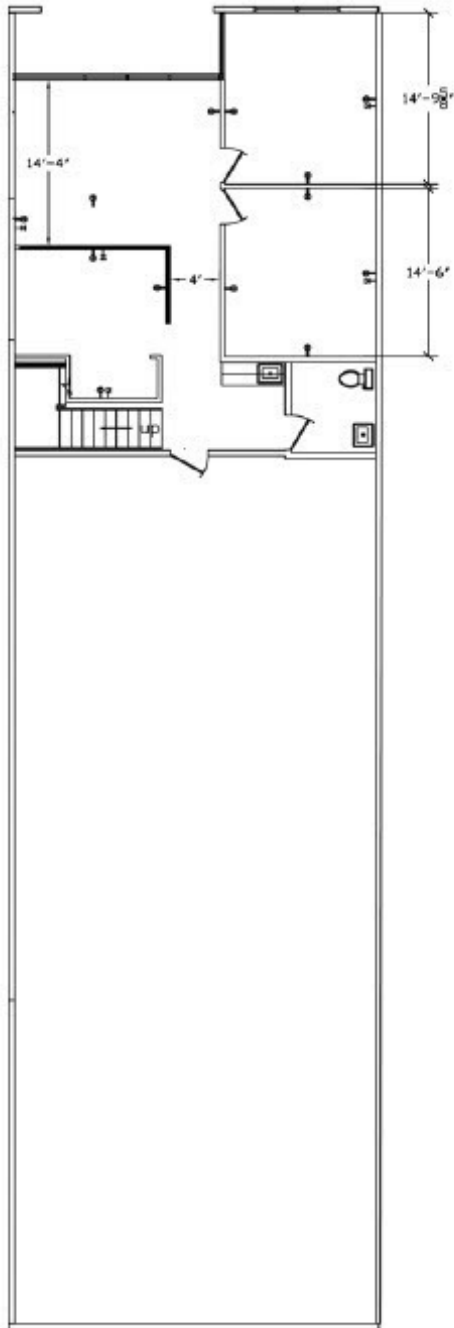


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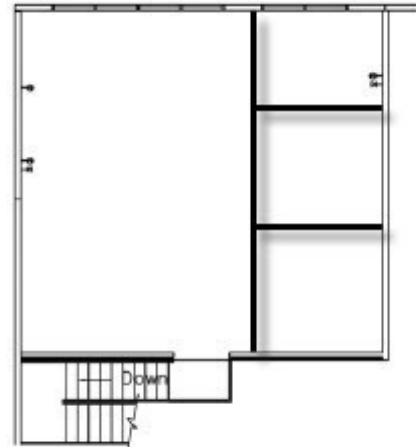
# SITE PLAN

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First Floor



Second Floor



Scale 1/8" = 1'-0"

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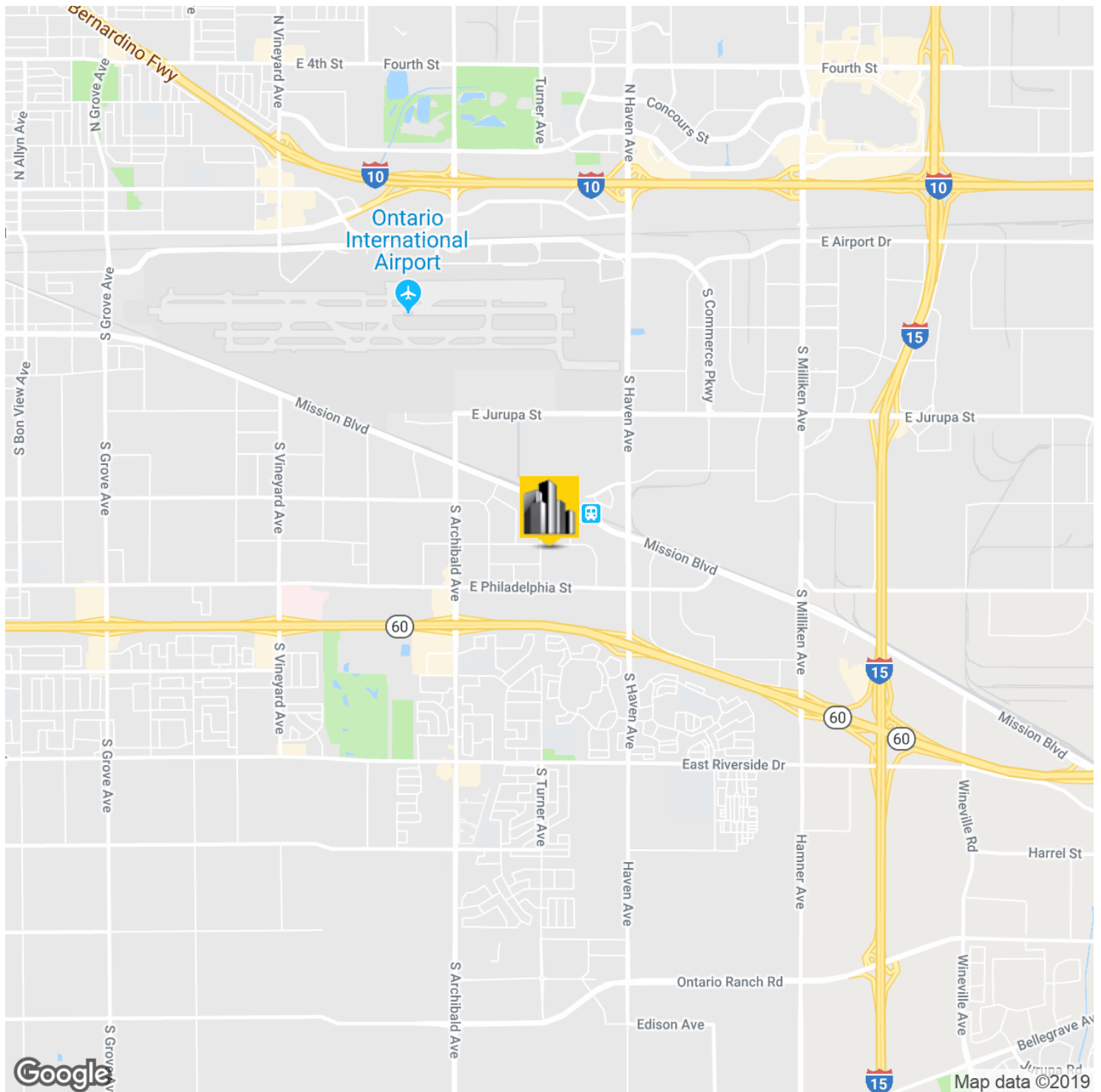
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# LOCATION MAPS



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