

FOR LEASE

TRUCKING/TRAILER STORAGE YARD

14471 Euclid Ave, Ontario, CA 91761



EUNICE KWON

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

ASKING RATE:

- \$0.35 PSF Modified Gross (Month)
- \$84,630 Total Gross Rent (Month)

YARD SIZE:

- ±241,800 SF (±5.55 Acres) Land
- ±2,880 SF Modular Office

TRAILER PARKING:

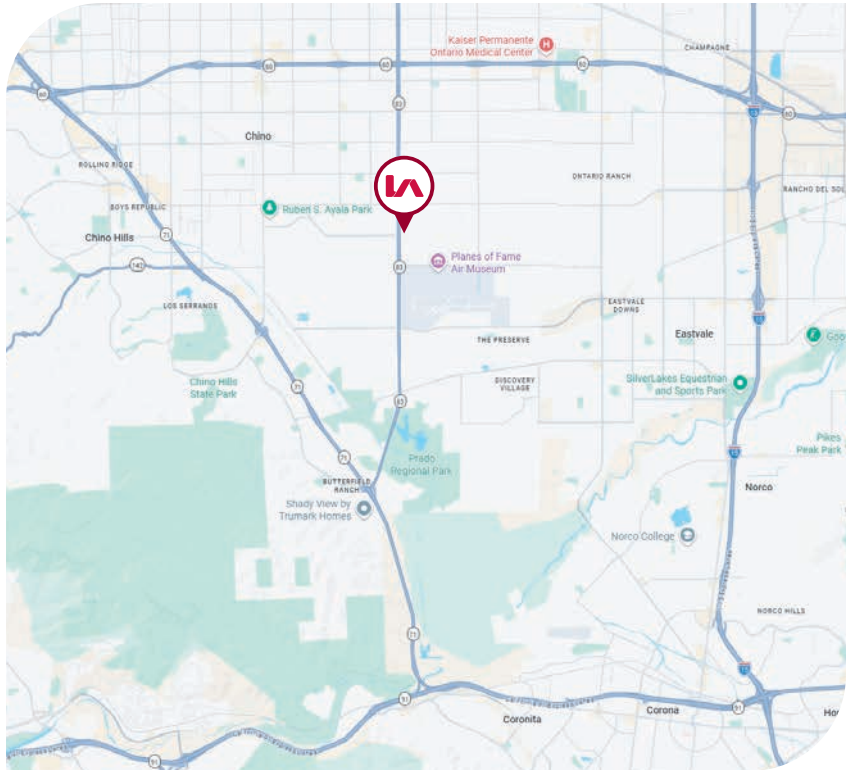
- Class A Newly-Constructed IOS Yard
- Fenced, Paved, Gated & Lit
- 53' – 100 Spaces
- 40' – 80 Spaces
- Truck – 40 Spaces
- Car – 20 Spaces

POWER:

- 225 Amps, 120/240 Volts, 3 Phase Power (Submeter to be Provided)

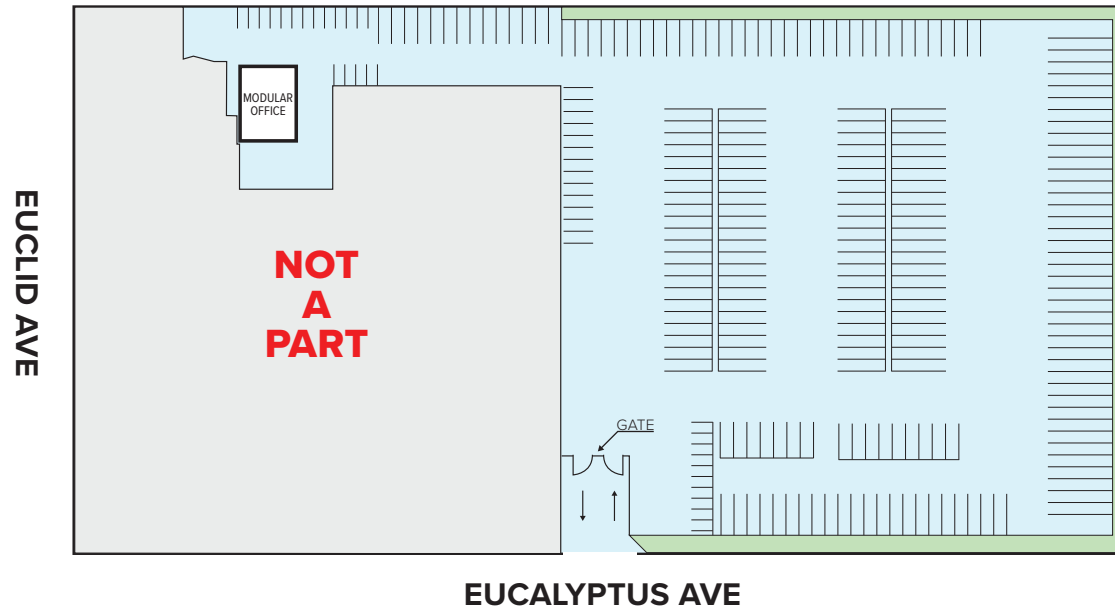
ZONING:

- MU (Mixed use - City of Ontario)
- Security Cameras & 24/7 Live Guards
- Excellent Access to the I-15, SF-60, I-10
- Ontario International Airport (3.8 mi) and Ports of Los Angeles and Long Beach (60 mi)



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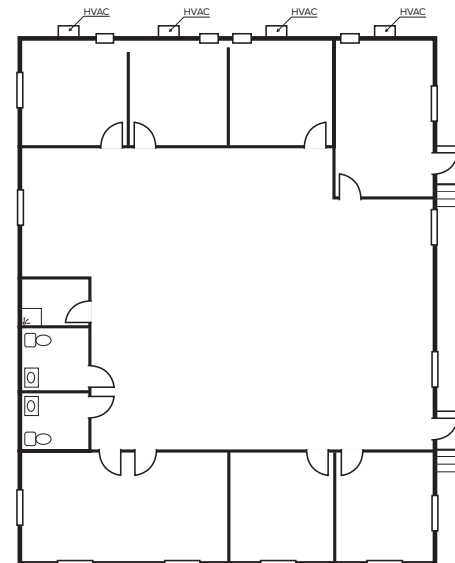
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OFFICE FLOOR PLAN

MODULAR OFFICE SPACE

OFFICE SIZE	±2,880 SF
PRIVATE OFFICES	Seven (7)
CONFERENCE ROOMS	Two (2)
RESTROOMS	Two (2) Single Restrooms
OPEN WORKSPACE	Internet-Ready Area Suitable for Fourteen (14) Workstations
ADDITIONAL AMENITIES	Break Room and Storage Room



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to verify.

PROPERTY PHOTOS





DISTANCES FROM THE PROPERTY

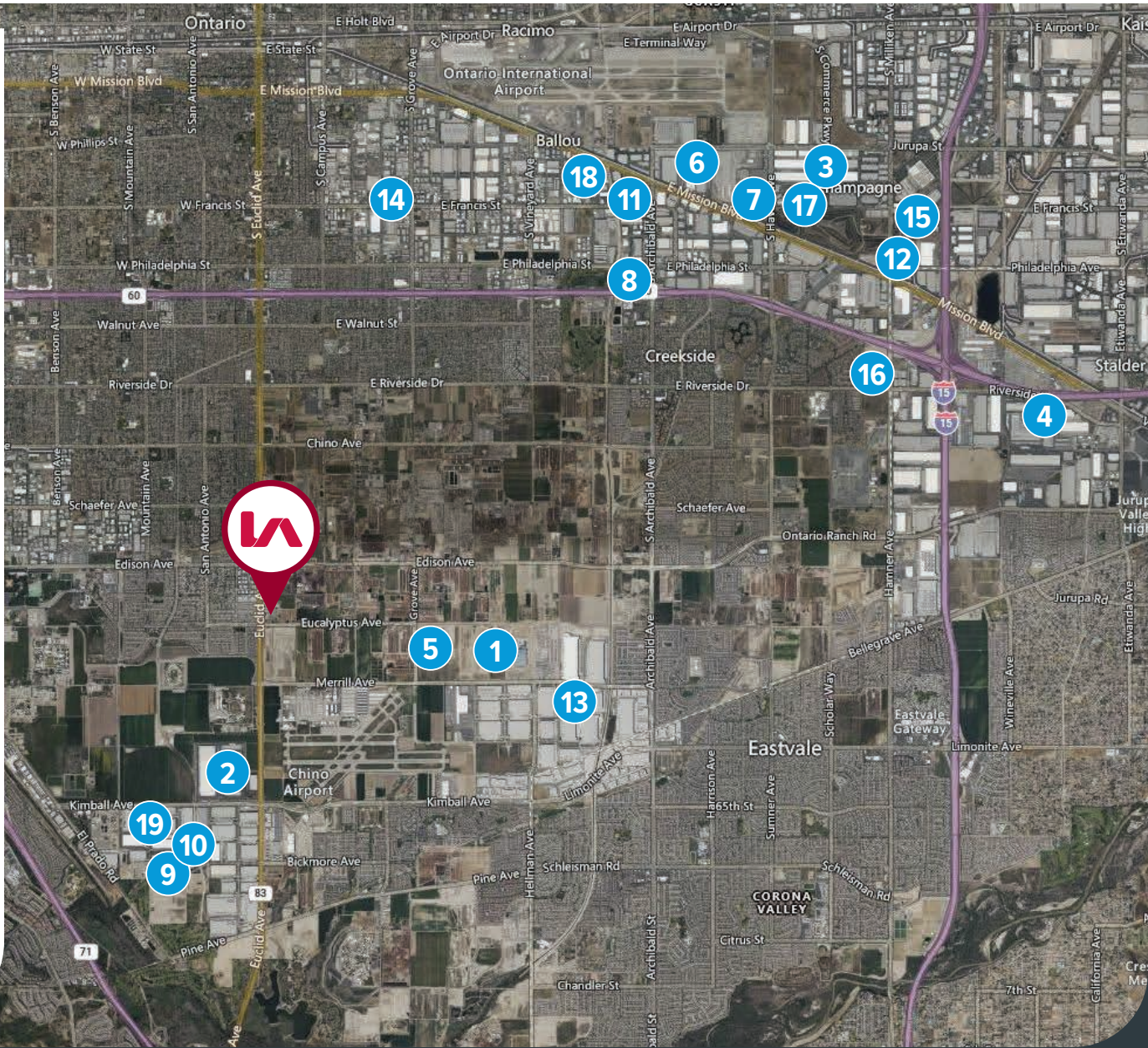
- 60 FREEWAY**
2.78 Miles
- 15 FREEWAY**
5.79 Miles
- 91 FREEWAY**
2.11 Miles
- ONTARIO INT'L AIRPORT**
5.44 Miles
- JOHN WAYNE AIRPORT**
5.44 Miles
- LOS ANGELES INT'L AIRPORT**
25.20 Miles
- BNSF RAILWAY HOBART YARD**
31.37 Miles
- PORT OF LONG BEACH**
35.99 Miles
- PORT OF LOS ANGELES**
39.45 Miles
- SAN DIEGO**
92.91 Miles
- LAS VEGAS**
206.82 Miles

DRYAGE COSTS

CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$400	\$500	\$500	\$500	\$550

PROMINENT NEIGHBORS

- 1 Amazon
- 2 Walmart Fulfillment Center
- 3 Target Distribution Center
- 4 Costco Distribution Center
- 5 Home Depot distribution center
- 6 UPS West Coast Regional Air Hub
- 7 FedEx Ship Center
- 8 Niagara Bottling
- 9 NFI
- 10 Weber Logistics
- 11 Saddle Creek Logistics Services
- 12 DCL Logistics
- 13 VF West Coast Distribution Center
- 14 Onus Global Fulfillment Solutions, LLC
- 15 On Time Cross Docking
- 16 LS RACK INC.
- 17 Allstars Corporation
- 18 LeadPro Inc.
- 19 Motivational Fullfilment & Logistics Services





CONTACT

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