

FOR
SALE
FOR
LEASE

±22,400^{SF} INDUSTRIAL BLDG ON ±48,269^{SF} OF LAND

1705 S CAMPUS AVE | ONTARIO, CA 91761

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Excellent Manufacturing Bldg. for Sale or Lease
- 18'-19.5' Clear-Height - Calculated Sprinklers
- Heavy Power - 1,000 A @ 277/480 V (Verify)
- 4 Ground Level Doors (±13.5' H x ±11.5' W)
- Fenced/Gated Rear Yard w/ Covered Storage
- Minimal Office S.F. / Delivered Vacant at COE
- Immediate Possession Possible for Lease
- Contact Broker for Tours - Please Do Not Disturb

PRICING SUMMARY

ASKING PRICE

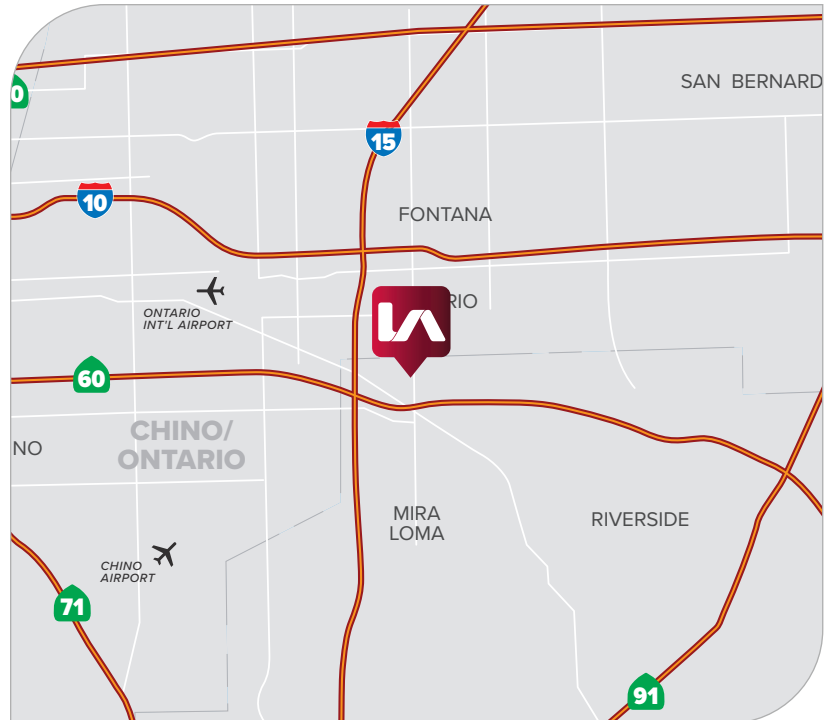
\$6,700,000

(\$299.11 PSF)

LEASE RATE

\$0.88/SF NNN

(OPEX: ±\$0.28/SF)



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR

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Lee & Associates | Los Angeles Central
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5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

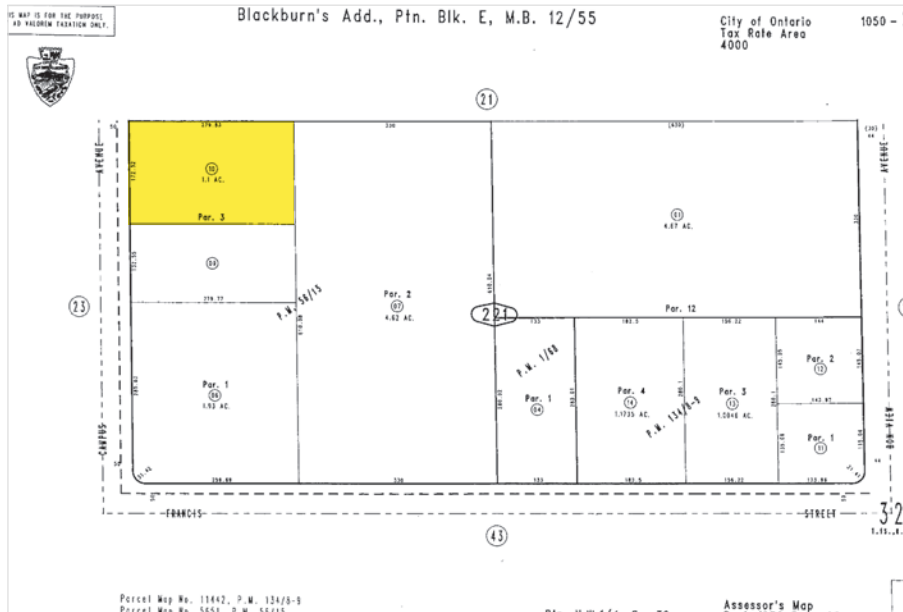
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PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	±22,400 SF
TOTAL LAND SF	±48,269 SF
OFFICES/RR'S	±1,360 SF / 4 RR's
CLEAR HEIGHT	18'-19.5' Clear Height
LOADING DOORS	4 G.L. (±13.5'H x ±1.5'W)
POWER	A: 1,000 V:277/480 (Verify)
PARKING	±28 Spaces
CONSTRUCTION	Concrete Tilt-Up
FRONTAGE	S. Campus Ave (±175')
YEAR BUILT	1982
ZONING	IL (Ontario)
APN	1050-221-10-0000
POSSESSION	C.O.E. (Sale) / Now (Lease)



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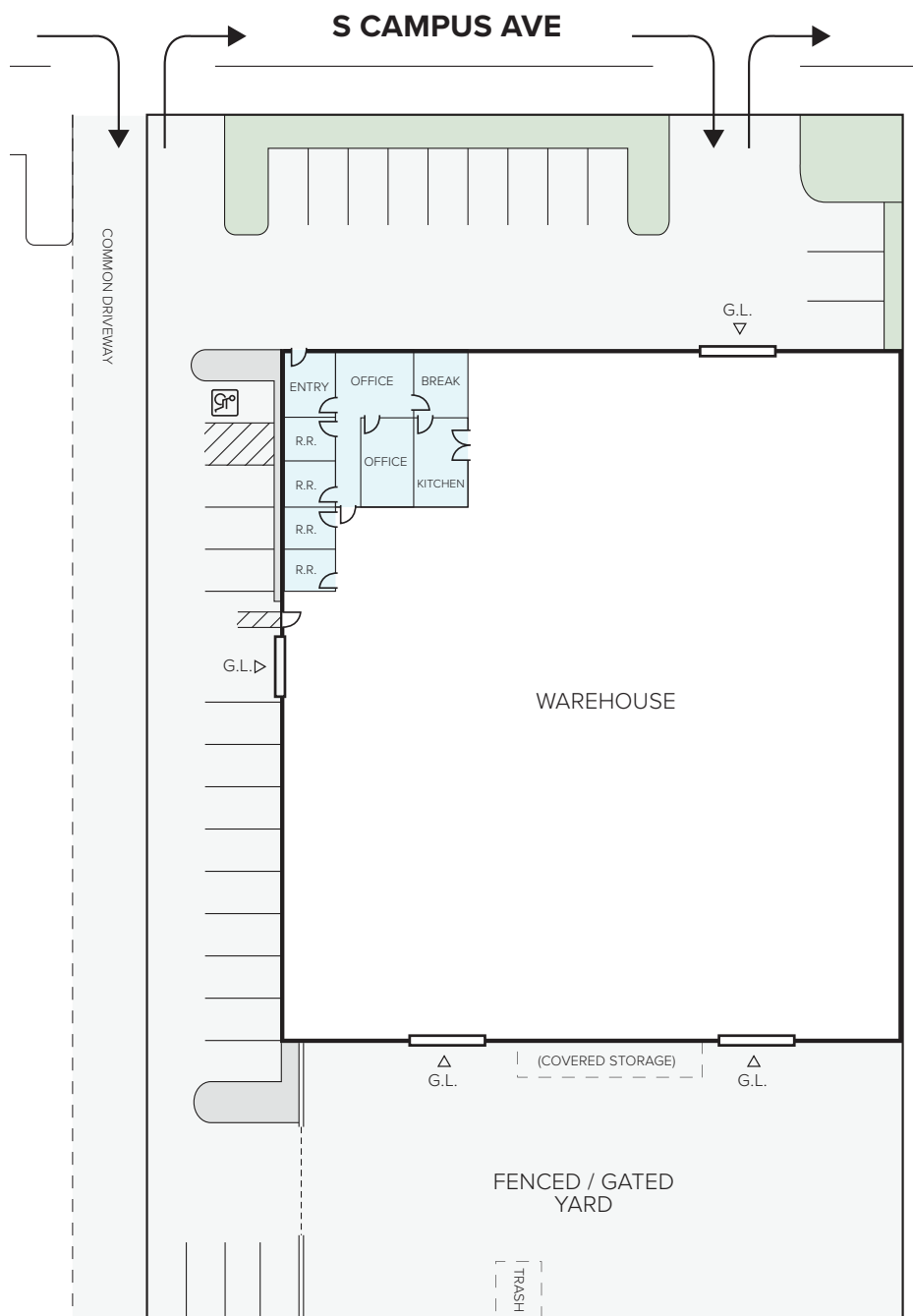
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SITE PLAN

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BUILDING DETAILS

OFFICE SF	±1,360 SF
WAREHOUSE SF	±21,040 SF
TOTAL SF	±22,400 SF
LAND SF	±48,269 SF



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

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