

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 ($\pm 13.5'$ H x $\pm 11.5'$ 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

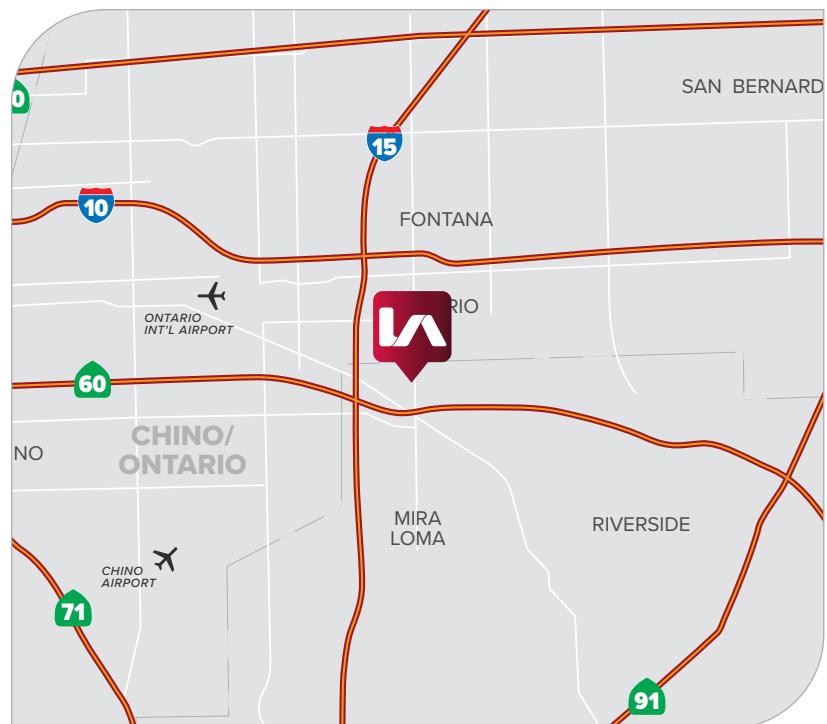
PRICING SUMMARY

ASKING PRICE

\$6,600,000
(\$294.64 PSF)

LEASE RATE

\$0.78/SF NNN
(\$17,472/Mo NNN)
(OPEX: $\pm \$0.28/SF$)



FOR MORE INFORMATION, PLEASE CONTACT



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Lee & Associates | Downtown Los Angeles
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1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

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PARCEL MAP

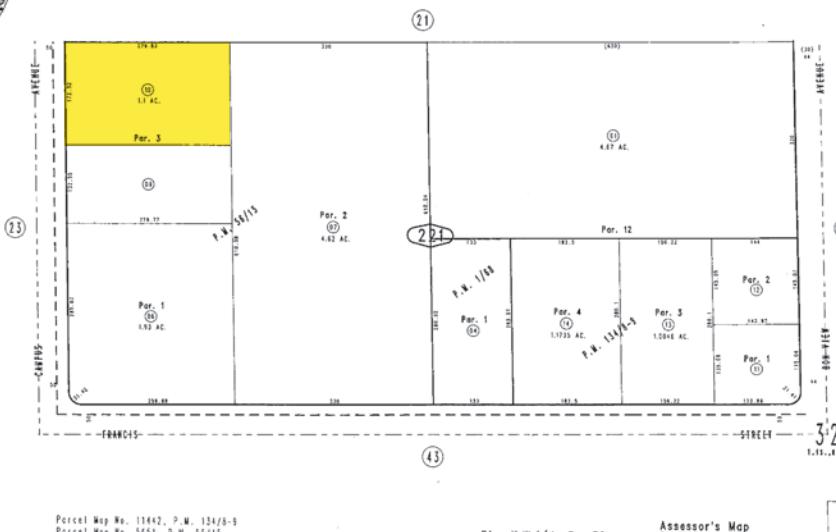
THIS MAP IS FOR THE PURPOSE
OF MARKETING EXCLUSIVELY.



Blackburn's Add., Ptn. Blk. E, M.B. 12/55

City of Ontario
Tax Rate Area
4000

1050-2



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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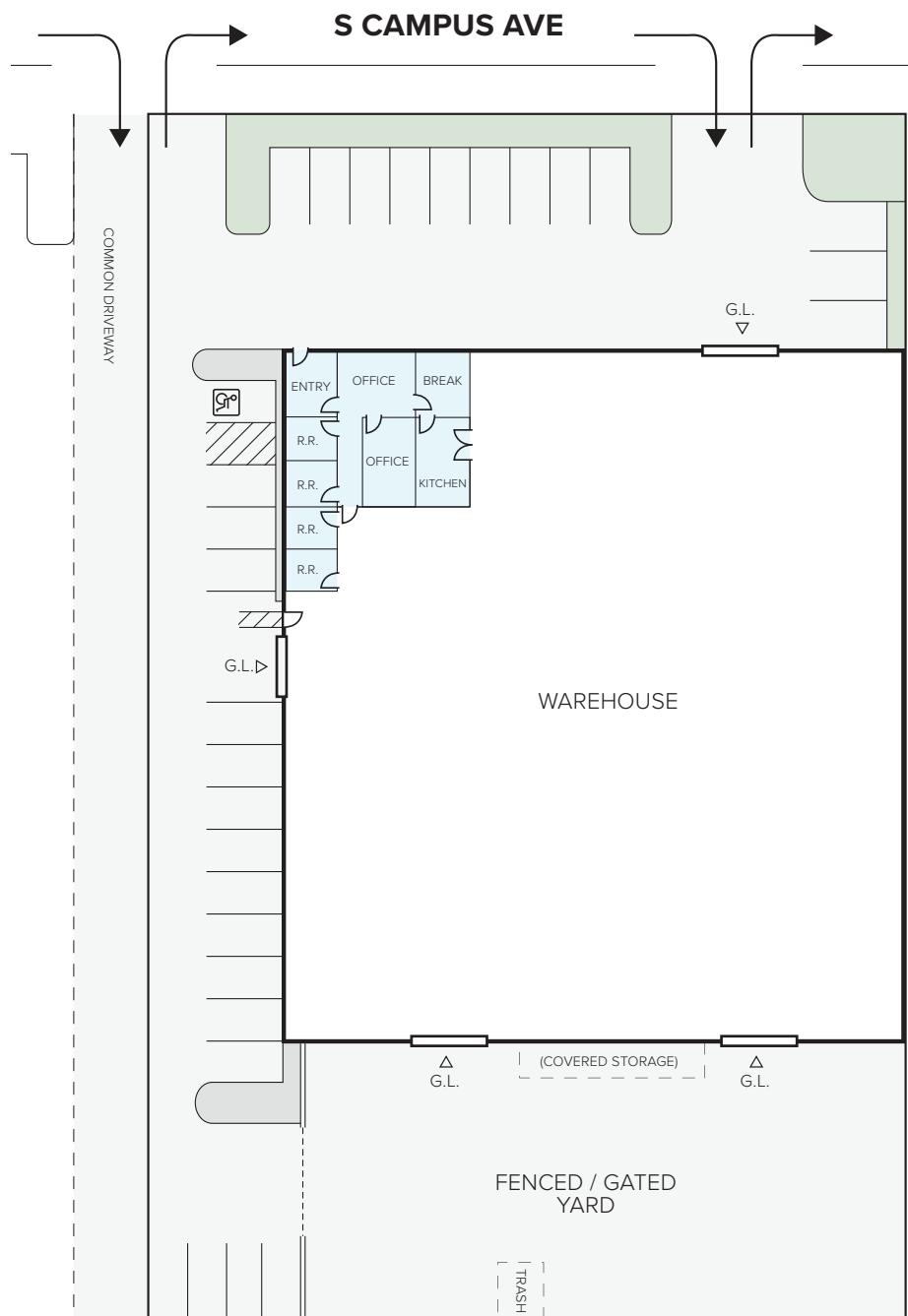
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SITE PLAN



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

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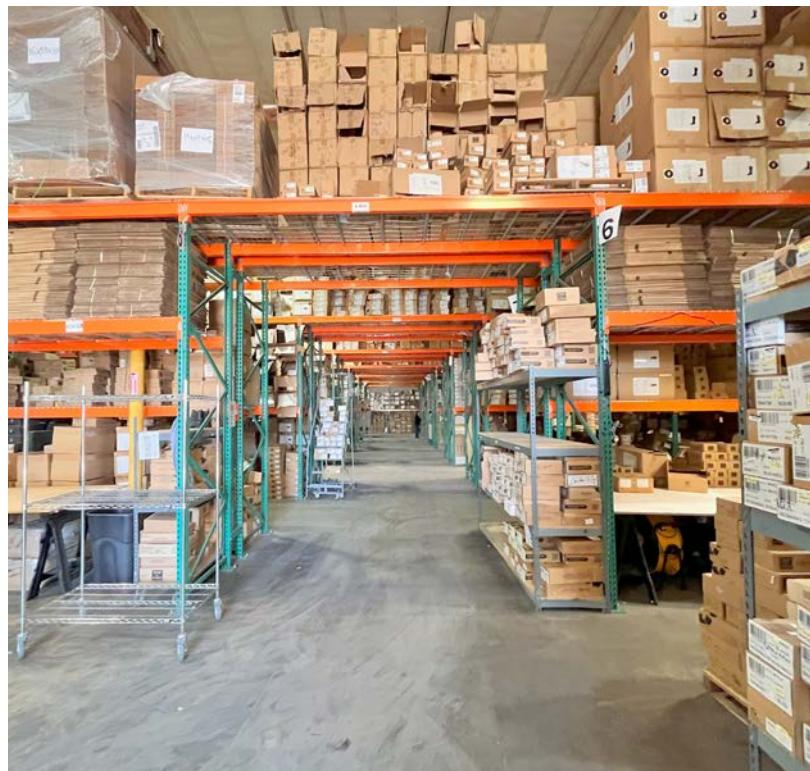
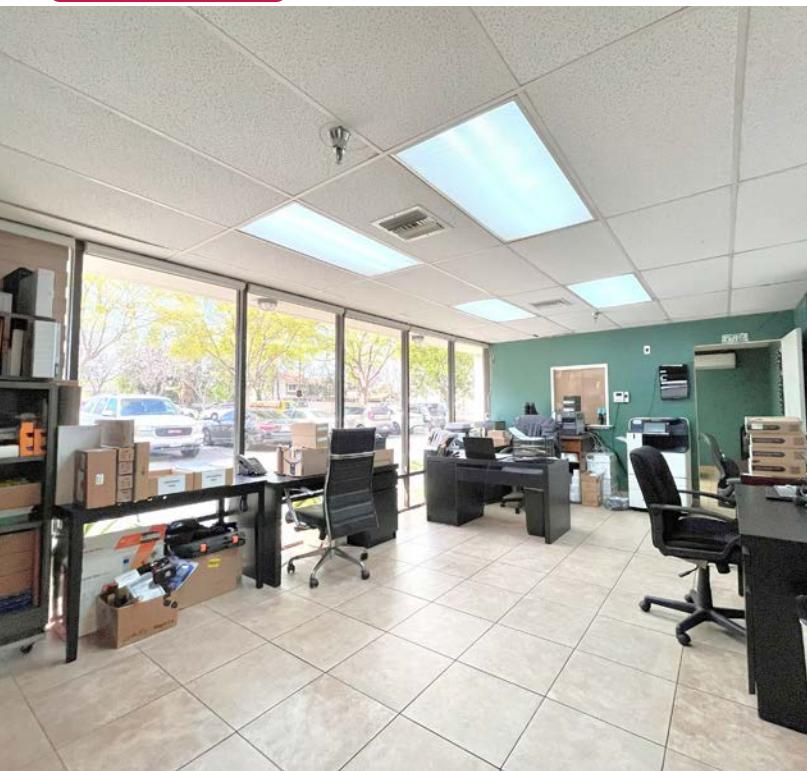
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