

FOR  
**SALE**  
FOR  
**LEASE**

±**22,400<sup>SF</sup>** INDUSTRIAL BLDG ON ±**48,269<sup>SF</sup>** OF LAND

1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



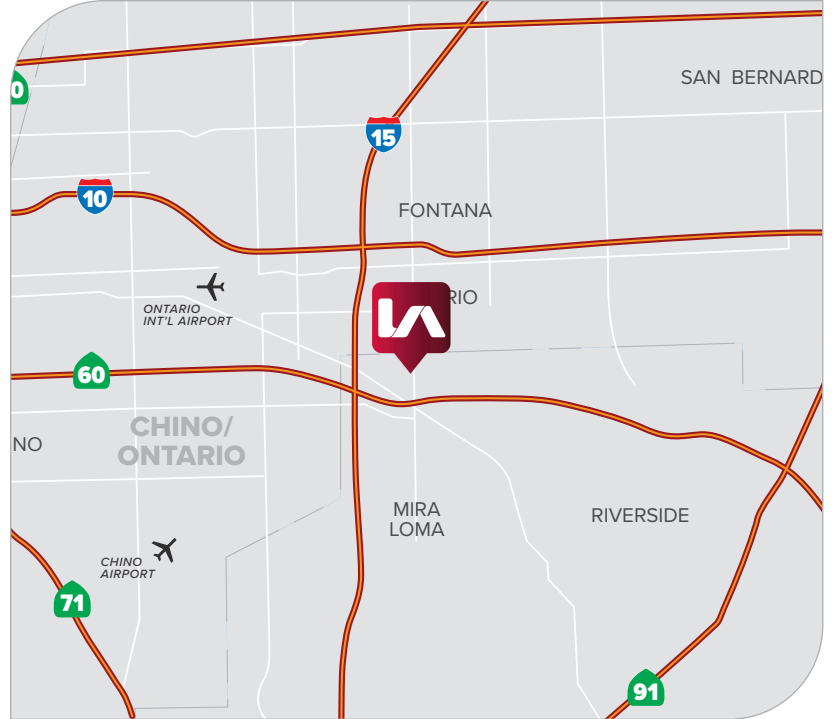
#### PROPERTY HIGHLIGHTS

- 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** | **\$6,600,000**  
(\$294.64 PSF)

**LEASE RATE** | **\$0.78/SF NNN**  
(\$17,472/Mo NNN)  
(OPEX: ±\$0.28/SF)



FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Downtown Los Angeles 1201 N Main St  
Los Angeles, CA 90012  
CORP ID 02174865

**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.



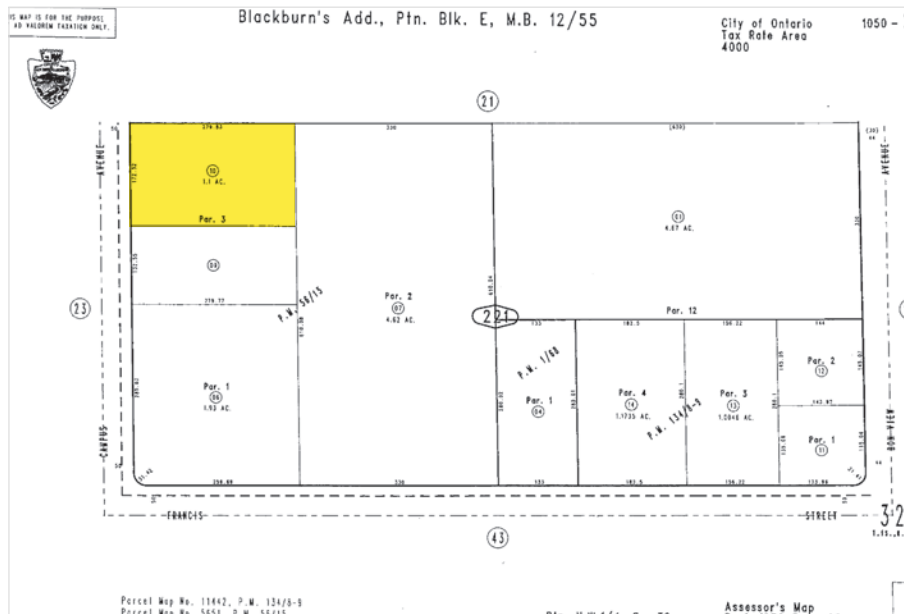
FOR  
**SALE**  
FOR  
**LEASE**

±22,400<sup>SF</sup> INDUSTRIAL BLDG ON ±48,269<sup>SF</sup> OF LAND

1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

#### PARCEL MAP



#### PROPERTY SUMMARY

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



#### FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



Lee & Associates | Downtown Los Angeles  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://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.

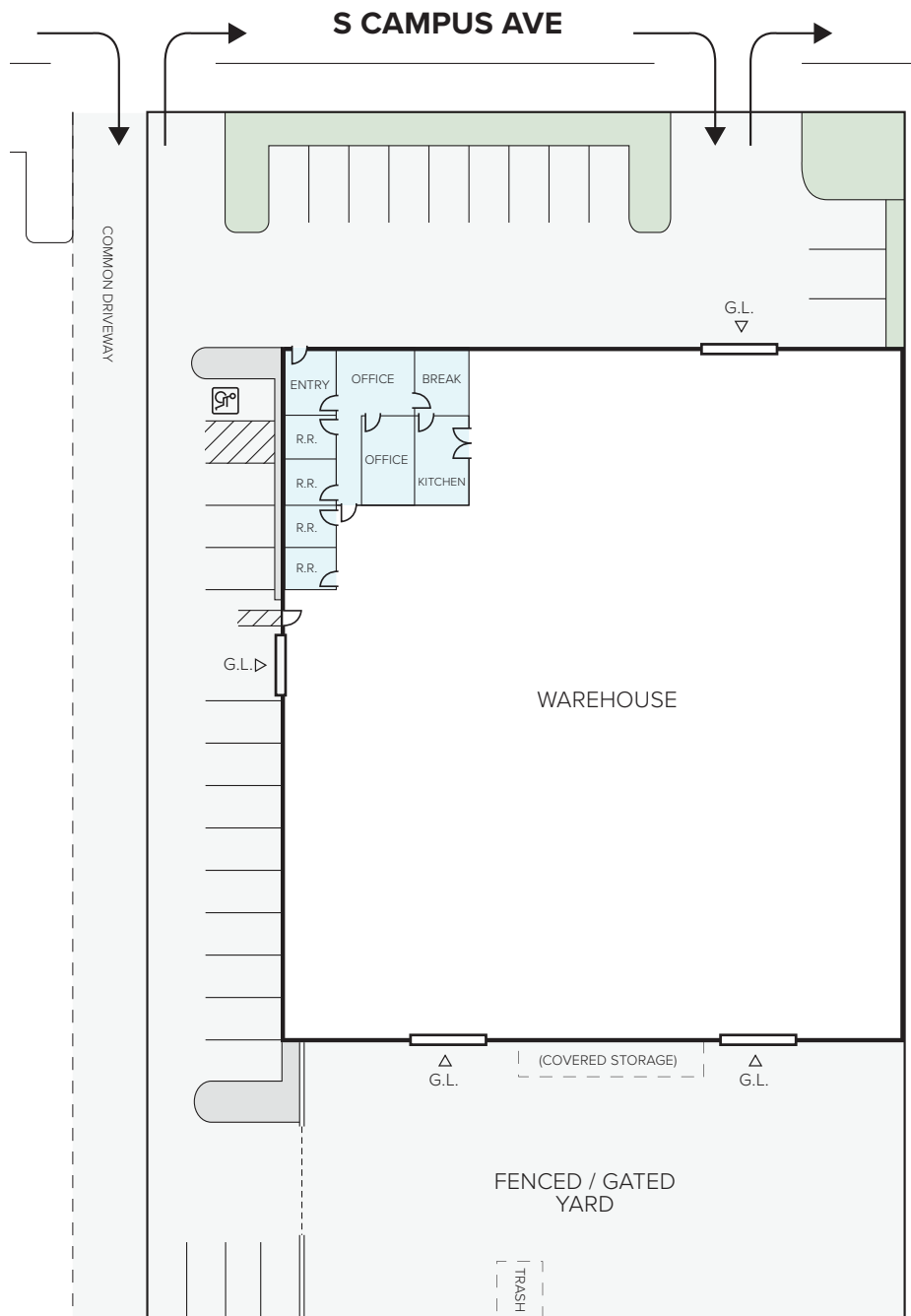
FOR  
**SALE**  
FOR  
**LEASE**

**±22,400<sup>SF</sup> INDUSTRIAL BLDG ON ±48,269<sup>SF</sup> OF LAND**

1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



**BUILDING DETAILS**

<b>OFFICE SF</b>	±1,360 SF
<b>WAREHOUSE SF</b>	±21,040 SF
<b>TOTAL SF</b>	<b>±22,400 SF</b>
<b>LAND SF</b>	<b>±48,269 SF</b>



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

**FOR MORE INFORMATION, PLEASE CONTACT**



**MATTISON BEHR**

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Lee & Associates | Downtown Los Angeles**  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

**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.



FOR  
**SALE**  
FOR  
**LEASE**

**±22,400<sup>SF</sup> INDUSTRIAL BLDG ON ±48,269<sup>SF</sup> OF LAND**

1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

Associate | LIC NO 02091054

[mbehr@lee-associates.com](mailto:mbehr@lee-associates.com)

818.434.9116



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

[tnaples@lee-associates.com](mailto:tnaples@lee-associates.com)

818.395.4373

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Downtown Los Angeles  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://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.



FOR  
**SALE**  
FOR  
**LEASE**

**±22,400<sup>SF</sup> INDUSTRIAL BLDG ON ±48,269<sup>SF</sup> OF LAND**

1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Downtown Los Angeles  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

**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.



FOR  
**SALE**  
FOR  
**LEASE**

±**22,400<sup>SF</sup>** INDUSTRIAL BLDG ON ±**48,269<sup>SF</sup>** OF LAND

1705 S CAMPUS AVE | ONTARIO, CA 91761



FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

Associate | LIC NO 02091054

[mbehr@lee-associates.com](mailto:mbehr@lee-associates.com)

818.434.9116



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

[tnaples@lee-associates.com](mailto:tnaples@lee-associates.com)

818.395.4373



Lee & Associates | Downtown Los Angeles  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://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.