

FOR SALE - 1749 EAST ELM ST

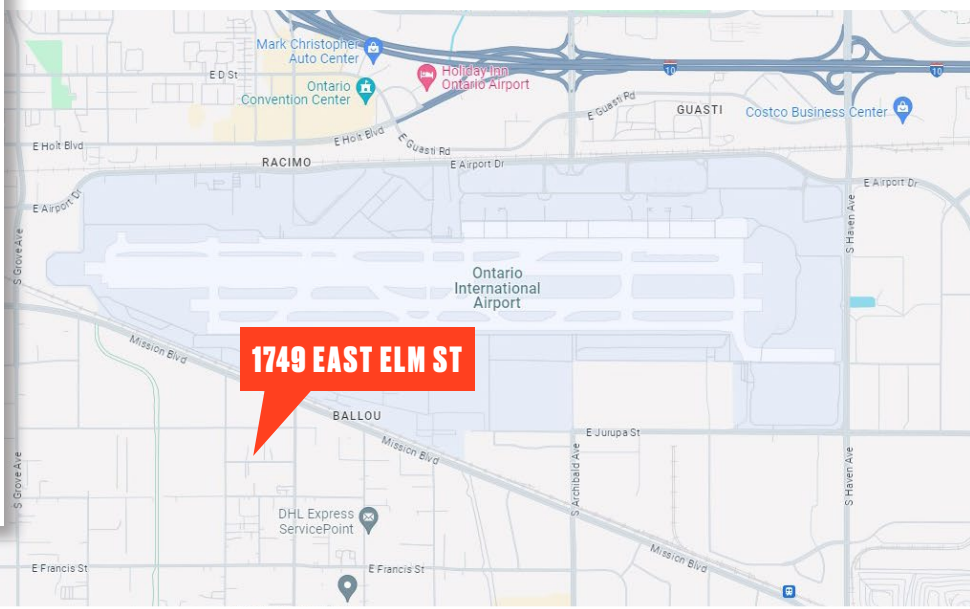
SITE DEVELOPMENT OPPORTUNITY



**1749 EAST ELM ST
ONTARIO, CA 91761**

FEATURES

- Outstanding industrial development opportunity adjacent to Ontario International Airport (existing plans included in sales price)
- Plans for offices on second floor, above warehouse with 16' clear ceiling height
- 9,647 SF total building size, on 23,895 SF (0.55 acre) lot
- Lot width/depth: 81 feet X 295 feet
- Zoned IG (Industrial General).



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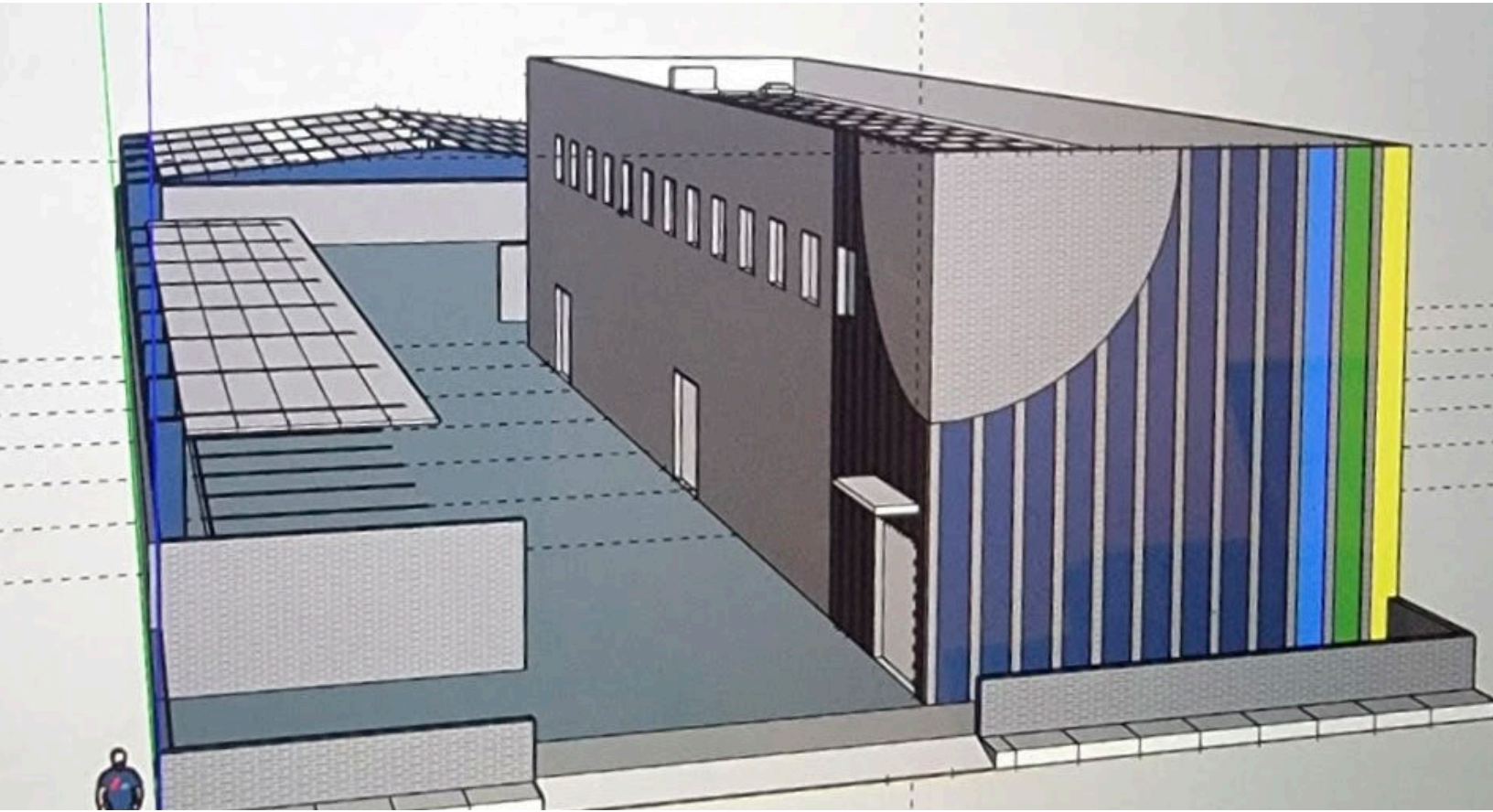
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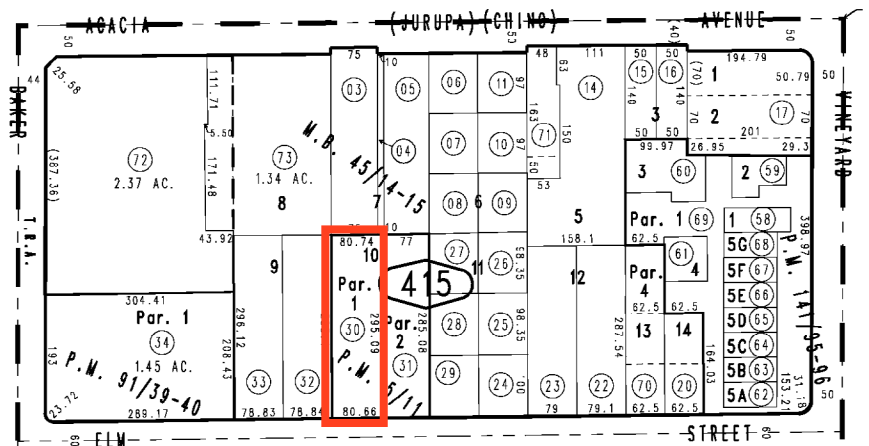
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ABOUT THE AREA

The impact of economic activity taking place at Ontario International Airport was estimated at \$3.8 billion in 2022, supporting \$2.2 billion in GDP and 27,800 jobs.

- FedEx Express has unveiled a \$290 million project at Ontario International Airport with innovative automated technologies designed to improve service efficiencies
- UPS has opened its Western Regional Air Hub in Ontario to process over 400,000 packages daily
- Amazon has spent over \$19 billion in the Inland Empire since 2010 and is developing its largest warehouse globally in the city of Ontario.



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