

FOR SALE

±34,500 SF ON ±3.19 ACRES OF LAND

PRICE REDUCTION
LARGE FENCED YARD



**Ashwill
Associates**

COMMERCIAL REAL ESTATE

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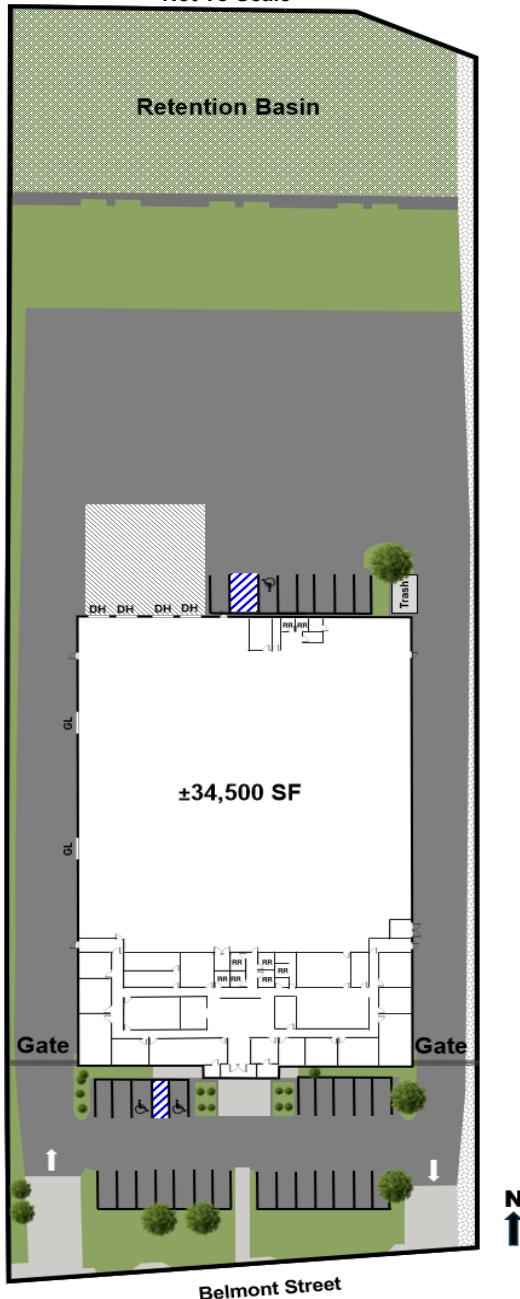
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**1261 E. Belmont Street
Ontario, California**

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All measurements are approximate.

- Not To Scale -



PROPERTY FEATURES

- $\pm 34,500$ SF on ± 3.19 Acres
- $\pm 9,000$ SF of Office Space
- Four (4) Dock-High Doors – 9' x 9'
- Two (2) Ground Level Doors – 8' x 9'
- .22 / 2061 GPM Fire Sprinklers
- 800 Amps, 277/480V, 3 Phase Power (Verify)
- Drive Around Building – Secured Yard with Gates
- Climate Controlled Warehouse
- Adjacent to Ontario International Airport
- Immediate Access to 60, 10 & 15 Freeways



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