

AVAILABLE FOR SALE

±96,290 SF FREESTANDING INDUSTRIAL BUILDING

1822 FRANCIS STREET
ONTARIO, CALIFORNIA



JOHN SEOANE | SIOR
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
SENIOR VICE PRESIDENT/PRINCIPAL
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
(909) 989-7771 | lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO
CORPORATE ID #00976995

AVAILABLE FOR SALE

VINEYARD & FRANCIS COMMERCE CENTER

1822 FRANCIS STREET
ONTARIO, CALIFORNIA

PROPERTY FEATURES

- VINEYARD & FRANCIS COMMERCE CENTER - BUILDING A
- ±96,290 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±4.03 ACRE PARCEL OF LAND
- ±6,087 SQUARE FEET OF OFFICE SPACE
- DIVISIBLE INTO TWO INDUSTRIAL SUITES:
 - SUITE A: ±43,342 SQUARE FEET WITH ±3,036 SQUARE FEET OF OFFICE SPACE
 - SUITE B: ±52,948 SQUARE FEET WITH ±3,051 SQUARE FEET OF OFFICE SPACE
- SEVENTEEN (17) DOCK HIGH DOORS WITH SEVEN (7) EDGE OF DOCK LEVELERS
- THREE (3) GROUND LEVEL LOADING DOORS
- 0.45 GPM / 3,000 SF SPRINKLER SYSTEM
- 24' MINIMUM CLEARANCE HEIGHT
- 1,200 AMPS, 277/480 VOLTS OF POWER
- LARGE TRUCK COURT WITH ACCESS OFF VINEYARD AVENUE & FRANCIS STREET
- ±1-MILE DRIVING DISTANCE TO THE CA-60 FREEWAY VIA VINEYARD AVENUE
- ±4.4-MILE DRIVING DISTANCE TO THE I-15 FREEWAY VIA JURUPA STREET
- ±4.5-MILE DRIVING DISTANCE TO THE I-10 FREEWAY VIA HAVEN AVENUE
- ±3.9-MILE DRIVING DISTANCE TO THE FEDEX AND AMAZON HUBS LOCATED AT THE ONTARIO INTL' AIRPORT
- EXTERIOR AND INTERIOR RENOVATIONS COMPLETED IN 2021



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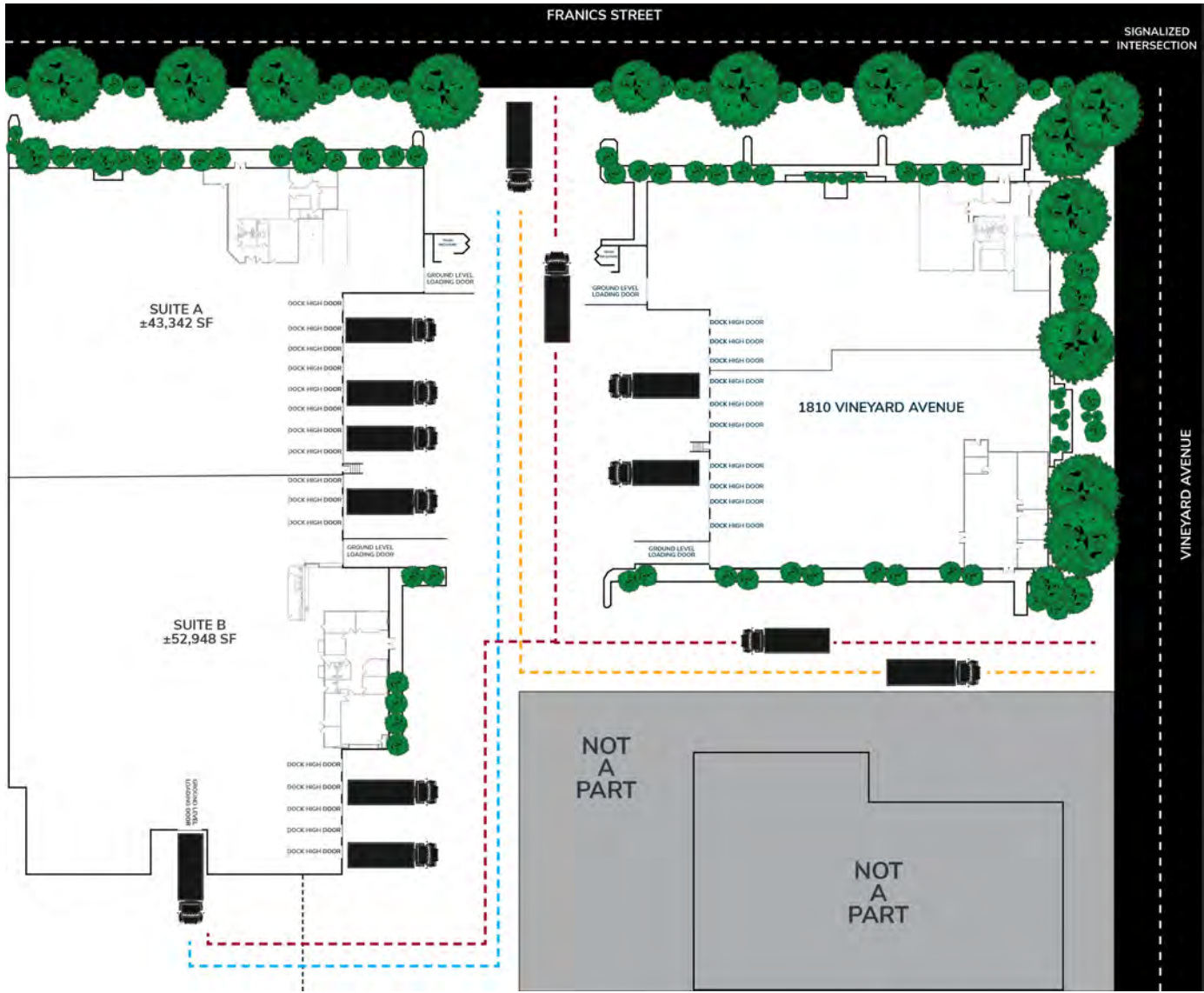
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1822 FRANCIS STREET SITE PLAN



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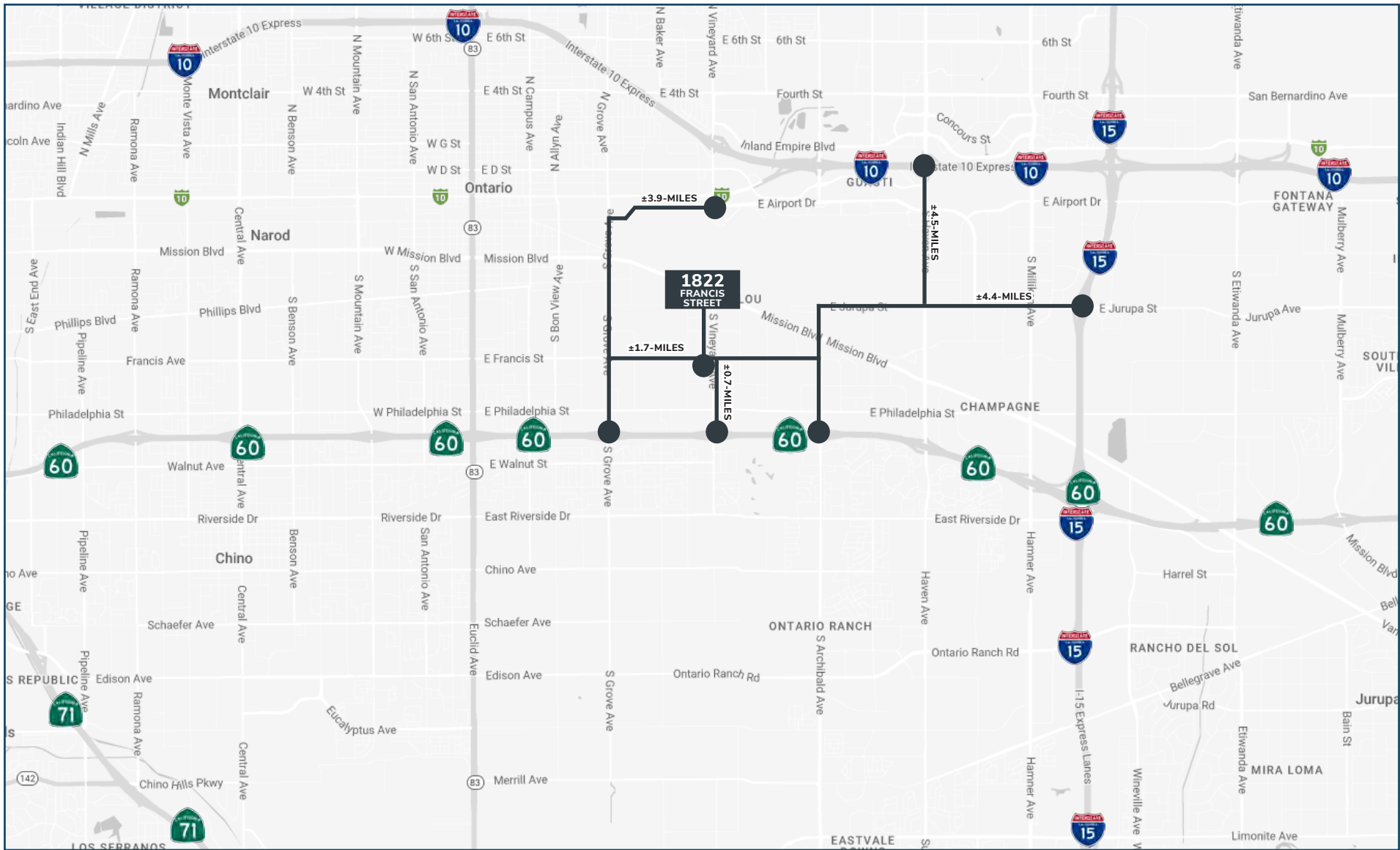
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ONTARIO, CALIFORNIA



ONT INTL' AIRPORT I
±3.9-MILE DRIVING DISTANCE

LA INTL' AIRPORT I
±4.5-MILE DRIVING DISTANCE



PORTS OF LONG BEACH AND LOS ANGELES I
±55-MILE DRIVING DISTANCE



CA-60 FREEWAY INTERCHANGE I
±1-MILE DRIVING DISTANCE VIA VINEYARD AVENUE

CA-15 FREEWAY INTERCHANGE I
±4.4-MILE DRIVING DISTANCE VIA JURUPA STREET

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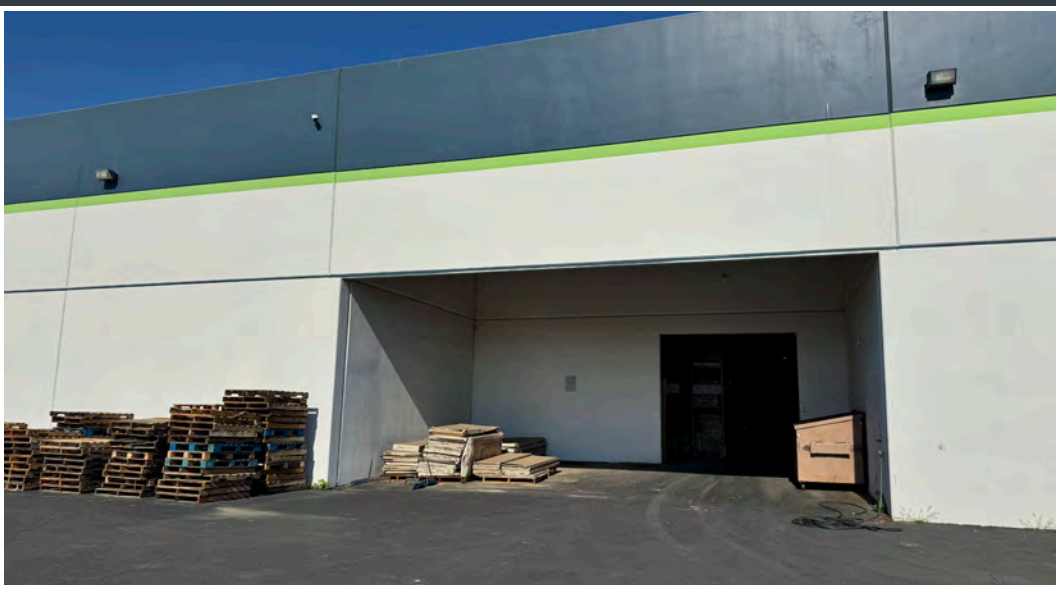
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FOR MORE INFORMATION, PLEASE CONTACT:

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