

# For Sale

## ± 10,885 SF Industrial Building

5178 BROOKS ST | MONTCLAIR, CA 91763



### PROPERTY HIGHLIGHTS:

- ± 10,885 SF building
- ± 24,200 SF land area (APN 1011-031-26)
- 10% office buildout
- Four (4) grade level loading doors
- 16' clear height
- 400 Amp power throughout
- Fire sprinklered
- Currently demised into three suites
- All tenants MTM
- Easy access to 10 & 60 freeways

**SALE PRICE: \$3,526,740**



For information, please contact:



**NEWMARK**

**Eli Anishban**  
Precision Properties  
t 818-402-8858  
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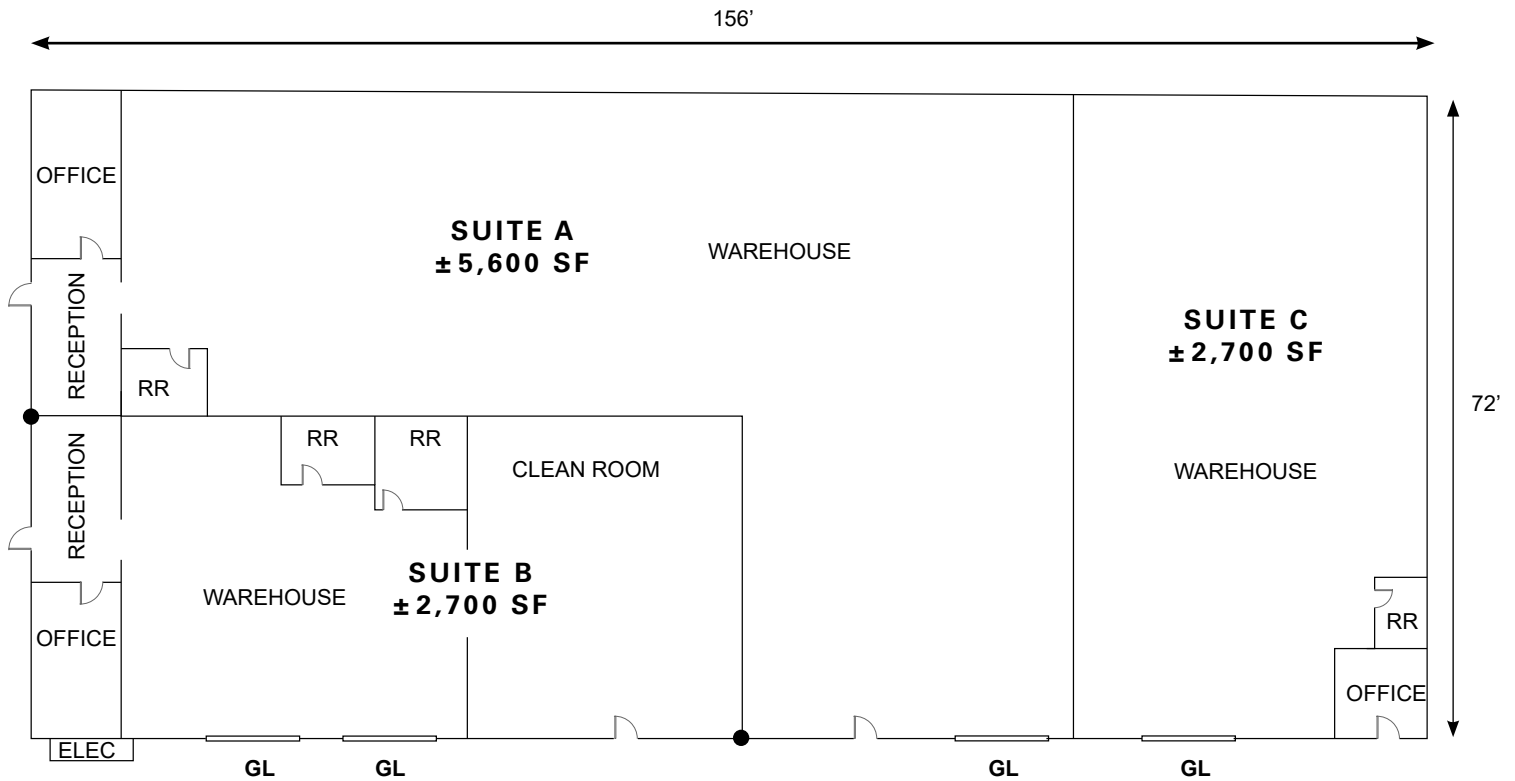
**Craig McKenzie**  
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### FLOOR PLAN



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**Precision**  
**Properties**  
Commercial & Industrial Services

**NEWMARK**

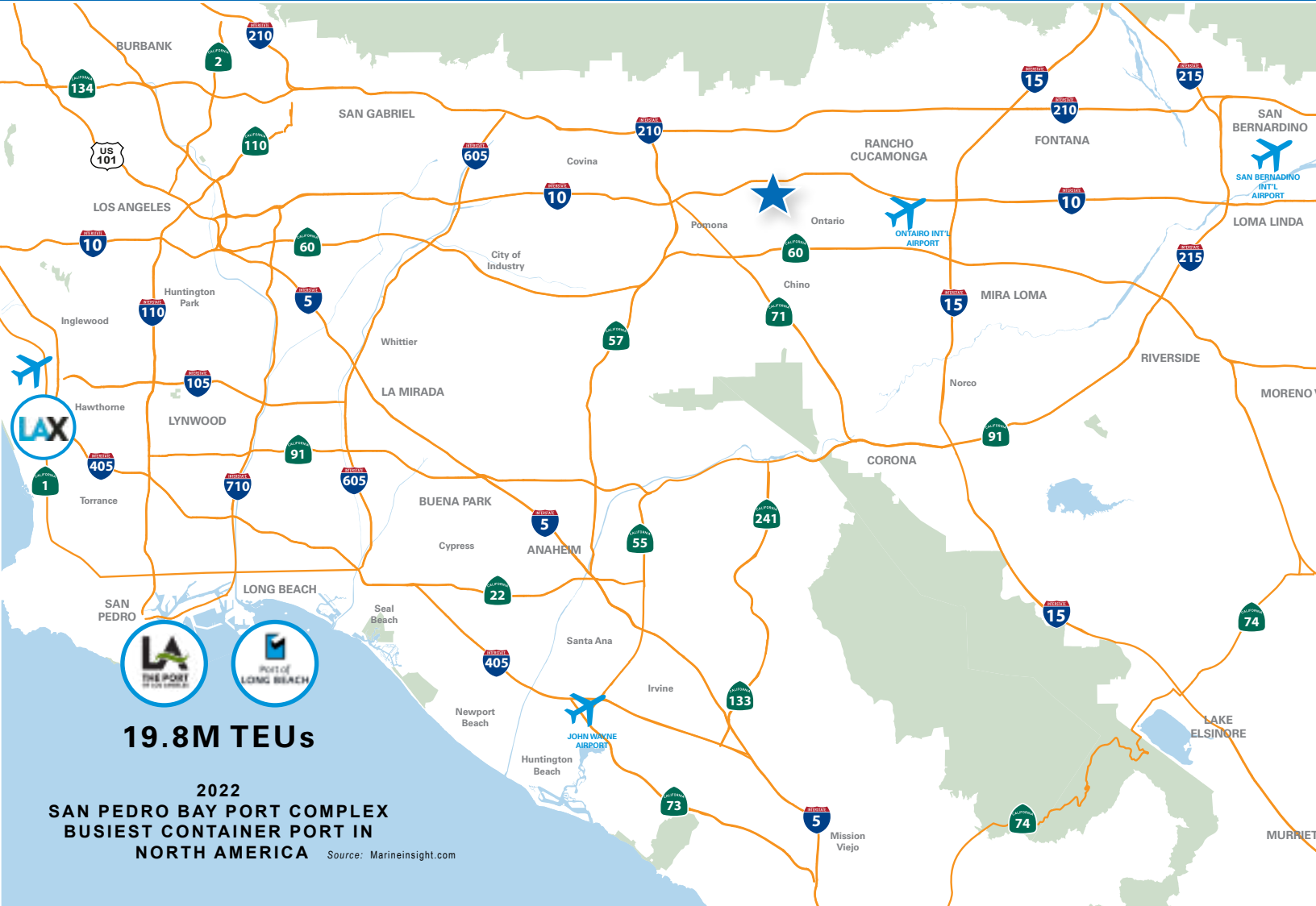
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### Distances to Ports:

Port of Long Beach	48 miles
Port Los Angeles	52 miles



### Distance to Airports:

Ontario	6 miles
San Bernardino	31 miles
John Wayne	36 miles
LAX	52 miles