

NOW FOR SALE - TITAN INDUSTRIAL PARK LAND DEVELOPMENT OR BUILD TO SUIT OPPORTUNITY

*+/- 45,000 RSF ON 1.97 NET BUILDABLE ACRES
1050 EAST HOLT BOULEVARD | ONTARIO, CALIFORNIA
LOCATED IN A QUALIFIED OPPORTUNITY ZONE (QOZ)*



UNIQUE DEVELOPMENT OPPORTUNITY TO BUILD A CLASS A INDUSTRIAL FACILITY ENTITLEMENTS COMPLETE, PERMITS ARE NEARING FINAL APPROVALS. QUALIFIED BUYERS MAY BE ABLE TO OBTAIN CONSTRUCTION FINANCING DIRECTLY FROM THE SELLER TO COMPLETE THE VERTICAL DEVELOPMENT.

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THE OPPORTUNITY FOR BOTH INVESTORS AND END-USERS

This opportunity consists of “Nearly-Ready-To-Build” Land totaling 1.97 Net Buildable Acres that support the construction of a Class-A Market Leading Industrial / Logistics Facility totaling 45,000 Rentable Square Feet.

Entitlements for this site have been completed per the City of Ontario. Construction Drawings are in final rounds of plan check with the City. Vertical Construction cost estimates and hypothetical development proformas may be available upon request from qualified Buyers.

This Opportunity is primarily located in the City of Ontario, situated squarely in the Inland Empire West submarket, one of the hottest and most vibrant industrial markets in the nation. The property is also located in a Qualified Opportunity Zone (QOZ) for buyers with capital gains seeking tax-advantaged investments.

Investors can capitalize on the opportunity to Spec Develop a market leading Class-A facility quickly out of the ground, and End Users can capitalize on the opportunity to acquire and own a market leading Class-A facility at substantially below retail cost and simultaneously avoid the complexities of trying to entitle a project on its own.

For qualified Buyers, Seller may either complete the construction of the project and delivered a finished building via a traditional Build To Suit, or in the event Buyer is able to purchase the land outright, Seller may then consider issuing a construction loan directly to Buyer to finance the completion of the building. Contact Brokers for more information.

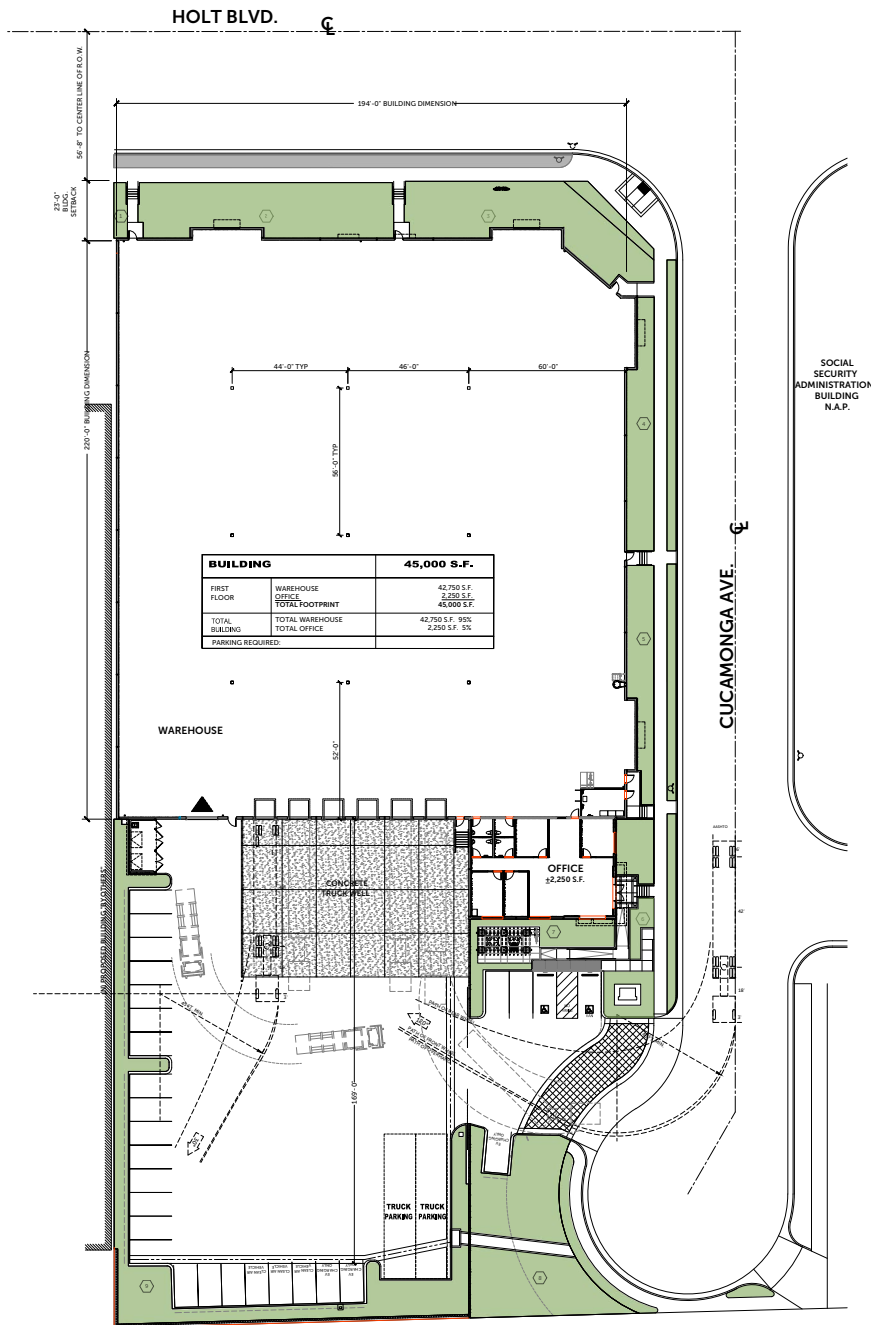


THE REAL ESTATE

Project:	Titan Industrial Park
Address:	1050 East Holt Boulevard Ontario, CA
APN:	1049-131-015 & -016
Property Size:	45,000 SF Freestanding Building 2,250 SF Office Space 1.97 Net Buildable Acres
Coverage (FAR):	0.52
Zoning:	Industrial Park (IP)
Key Features:	
Loading:	6 DH Loading Doors (9x10) 1 GL Door (12 x 14)
Clear Height:	32 ft minimum warehouse clear height
Sprinklers:	ESFR
Private Yard:	185' Deep Private Yard secured by 10 ft high concrete panel screen walls with 10 ft high iron sliding gate.
Parking Available:	28 Auto Stalls
Entitlements:	Completed
Permits:	Currently underway and nearing finalization



SITE PLAN



PROJECT DATA

DESCRIPTION	AREAS	
ZONING	IP - INDUSTRIAL PARK	
PROJECT DESCRIPTION	LOTS 1 & 2 OF BLOCK 131 AS PER BOOK 1049 PAGE 13 OF SAN BERNARDINO COUNTY	
ASSESSOR'S PARCEL NO:	1049-131-015 & -016	
BUILDING CODE	CBC 2019	
BLDG. OCCUPANCY	B - OFFICE F1: MANUFACTURING S1: WAREHOUSE	
NUMBER OF STORIES:	ONE	
BUILDING TYPE	III-B, FULLY SPRINKLERED	
LAND AREA :	NET ±85,913 SF	
FAR :	0.52	
ALLOWABLE AREA	0.60 FAR	
LANDSCAPED AREA REQUIRED 10' SETBACK ALONG CUCAMONGA AVE. 10' SETBACK ALONG HOLT BLVD TOTAL REQUIRED 15% OF PARCEL	12,866 S.F.	LANDSCAPED AREA PROVIDED = 12,908 S.F. AGGREGATE PLANTER AREAS >15% OF PARCEL
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS	
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3 = 75'	
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4 = 3	
AREA JUSTIFICATION	ALLOWABLE AREA *F1-S= 48,000 PER TABLE 506.2 BUILDING FOOTPRINT: 45,000 S.F. < 48,000 S.F.	
*HEIGHT, NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 508.3, IN THIS CASE F1-S		
BUILDING	45,000 S.F.	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	42,750 S.F. 2,250 S.F. 45,000 S.F.
TOTAL BUILDING	TOTAL WAREHOUSE TOTAL OFFICE	42,750 S.F. 95% 2,250 S.F. 5%
PARKING REQUIRED:	WAREHOUSE + 10% OFFICE FIRST 20K WAREHOUSE EXCEEDING 20K TOTAL	
	20,000 / 1,000 = 20 CARS 15,000 / 2,000 = 8 CARS 28 CARS	
PARKING PROVIDED EA BUILDING:	ACCESSIBLE (STANDARD) 14' X 18' ACCESSIBLE (8' RAMP) 17' X 18' STANDARD STALLS 9' X 18' CLEAN AIR STALLS 9' X 18' CLEAN AIR STALL EVSE 9' X 18' TOTAL	
	0 - STALLS 2 - STALLS 20 - STALLS 3 - STALLS 3 - STALLS 28 - STALLS	
LONG TERM BIKE RACK @ 5% OF PARKING	3 SPACES	
SHORT TERM BIKE RACK @ 5% OF PARKING	3 SPACES	
TRUCK PARKING REQUIRED 1 PER 4 LOADING TRUCK LOADING / PARKING PROVIDED	6 LOADING & 2 PARKING	
TRASH ENCL. AREA PROVIDED 3 BIN ENCLOSURE	206 S.F.	

LOCATION, LOCATION, LOCATION



AERIAL MAP



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