

±114,115 SF FREESTANDING CLASS A INDUSTRIAL BUILDING

PROPERTY FEATURES:

Two-Story Finished Office •

 $(\pm 3,026 \text{ SF 1st Floor}, \pm 2,555 \text{ SF Mezzanine})$

- 36' Clear Height •
- Twelve (12) Dock High Doors •
- Direct Access & Frontage on I-210 Fwy •
- Two Grade Level Doors •
- ESFR Sprinkler System
- 130' Private & Gated Truck Court
- 2,000 Amp Service with 2,000 UGPS •
- 60' Speed Bay, 50' x 56' Typical Bay
- 90 Parking Stalls

ALEX HEIM

(909) 373-2901 | DRE #00776174 (909) 373-2701 | DRE #01945521 bheim@lee-assoc.com

aheim@lee-assoc.com







3535 Inland Empire Blvd, Ontario, CA 91764 909-989-7771 | lee-assoc.com Corp ID 00976995

BILL HEIM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SITE PLAN & AERIAL



BILL HEIM bheim@lee-assoc.com

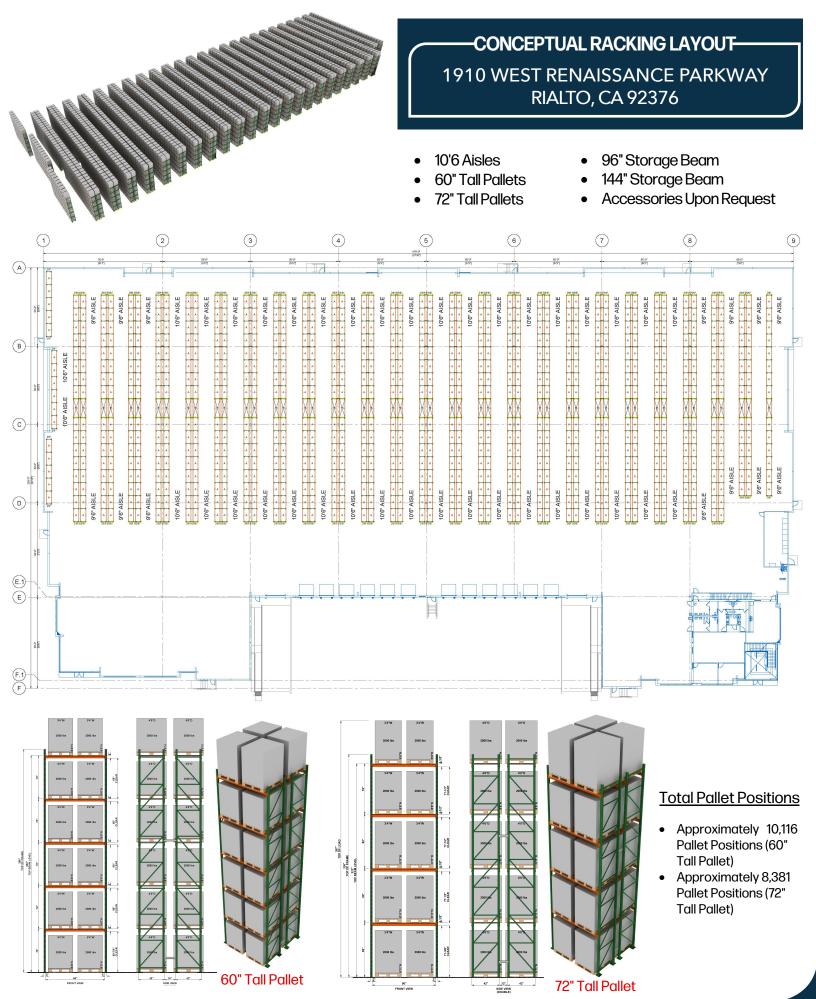
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UNITED MATERIAL HANDLING INC

RACKING DESIGN CONTACT: UNITED MATERIAL HANDLING GREG HANOIAN H (951) 657-4900 | E ghanoian@unitedmh.com

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.