



# **BUILDING FEATURES**

- Great for an owner-user w/ a manufacturing business
- Automatic gated yard
- 2 stand-alone metal buildings w/ 3GID & 14' clearance
- Stand-alone office building w/ full kitchen & bathroom
- Concrete Yard
- Nearby access to 60, 10 & 15 freeways
- Local to all shopping, restaurants, and convenience stores

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# **PROPERTY DETAILS**

10732 Rose Ave. Ontario, CA 91762

APN: 1011-271-41-0000

Total Bldg Square Feet: ±4,048

Lot Square Feet: ±21,799

Year Built: 2005

Zoning: Service Commercial, County Area

Construction: Metal. Mixed Material

Industrial/Manufacturing Yard

Amps: 400 volts: 240 phase 3

Zoning Service Commercial

14' clear height

## Zoning Allowable Uses:

Small collection Recycling w(SUP), contractor yard, manufacturing, salvage operations within enclosed structures, distribution, private school or specialized training w (MC), Auto and Vehicle sales and rental w site permit, heavy equipment sales and rental w(MC), building and landscape material sales indoor and outdoor, service station, and many more uses allowed here. Buyer to due his/her own due diligence. Please verify all allowable uses with the County



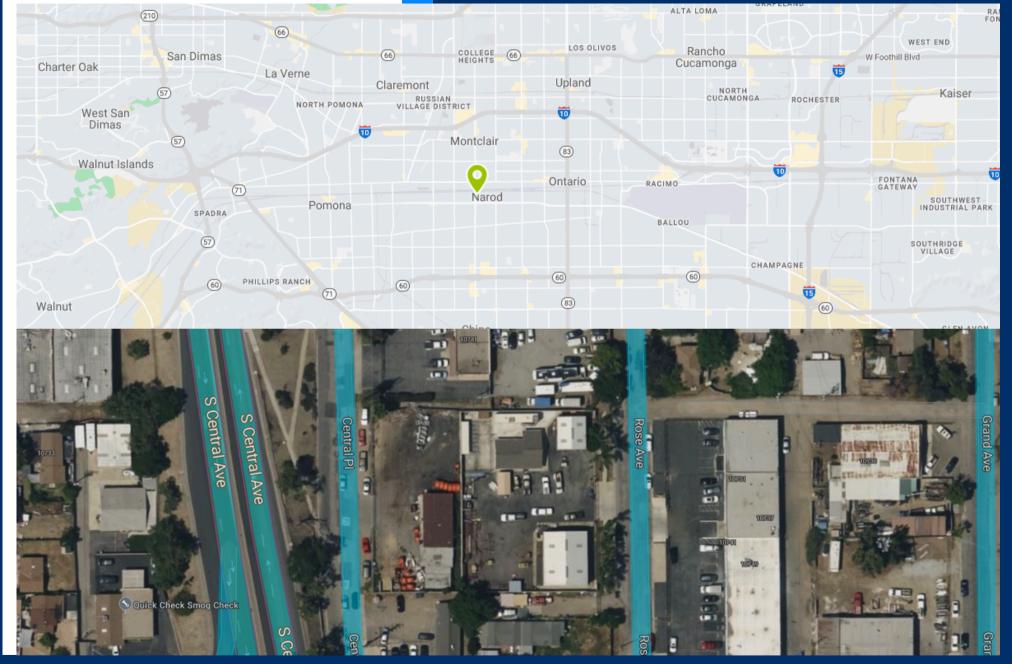


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### **MAPS**



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