

10709 VERNON AVE

10709 Vernon Avenue, Ontario, CA 91762

INDUSTRIAL PROPERTY
FOR LEASE



PROPERTY DESCRIPTION

Uncover the potential of this lease opportunity at 10709 Vernon Avenue, Ontario, CA. This versatile commercial property offers yard and office space, designed to accommodate a range of business needs. Situated on an approx. 23,400 sq. ft. lot with ample yard space, easy delivery access, and a newly remodeled interior office spaces with two freestanding structures totaling approx. 2,000 sq. ft.. This property presents an ideal setting for modern enterprises. Its strategic location ensures excellent accessibility, making it a standout choice for businesses seeking a great industrial hub. Available for Occupancy by November 1st. Contact the listing agent today to set up a private tour of the facility.

PROPERTY HIGHLIGHTS

- - Excellent Contractor's Yard
- - Wrought Iron Gate (Electric)
- - Remodeled House and Separate Office
- - Fully Lit and secured yard
- - Security System with Cameras

LOCATION DESCRIPTION

Situated on the cross streets of W State St and Vernon Ave, the property provides easy access to major freeways, including I-10 and I-15, facilitating efficient logistics. Nearby points of interest include Ontario International Airport and Ontario Mills Mall making it an optimal choice for commercial operations in a thriving business district.

OFFERING SUMMARY

Lease Rate:	\$0.51 SF/month (MG)
Available SF:	23,400 SF
Lot Size:	23,400 SF
Building Size:	2,000 SF

TONY M. GUGLIELMO, CCIM

Broker/Owner
909.786.4302 • tony@alliedcre.com

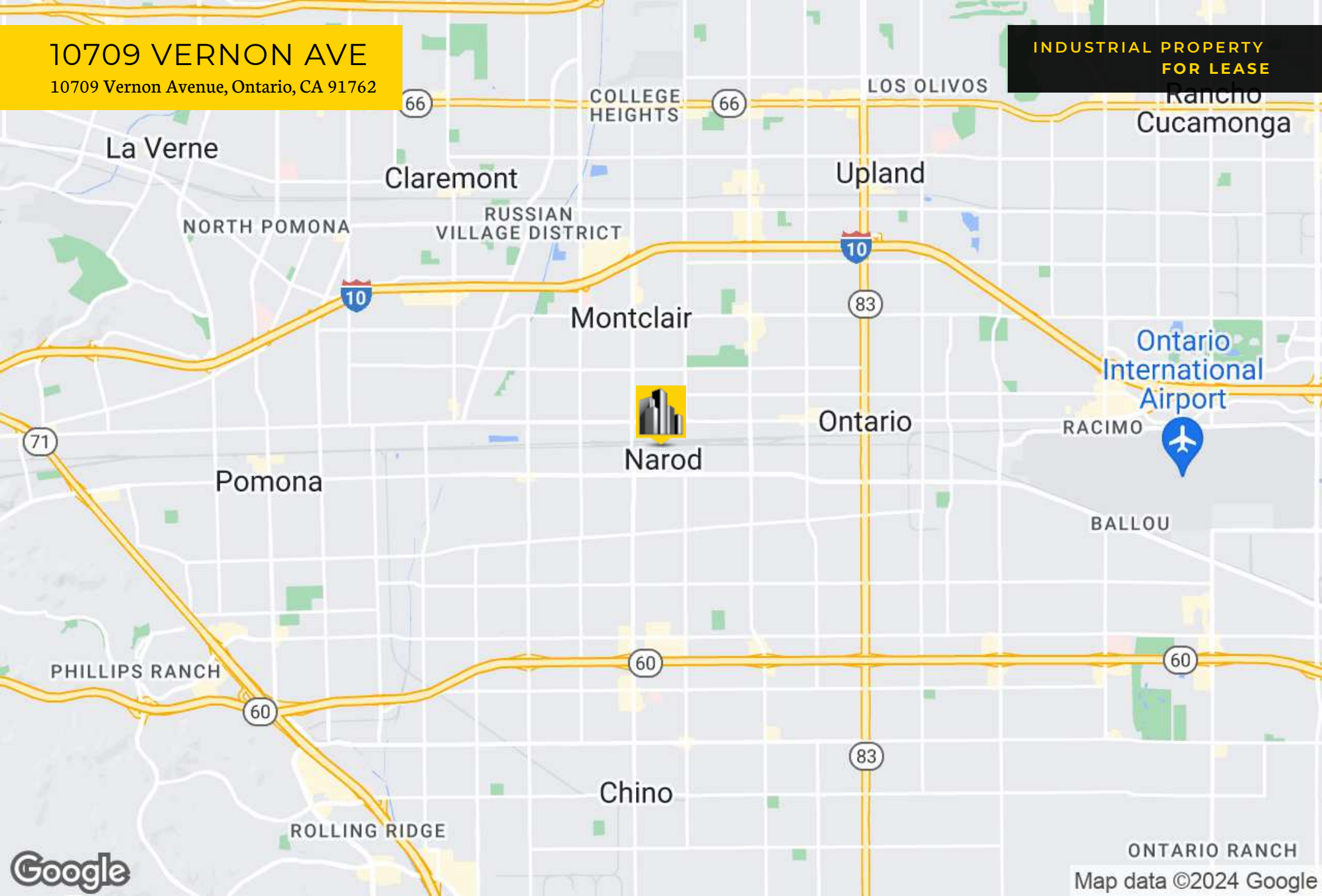


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Rancho
Cucamonga



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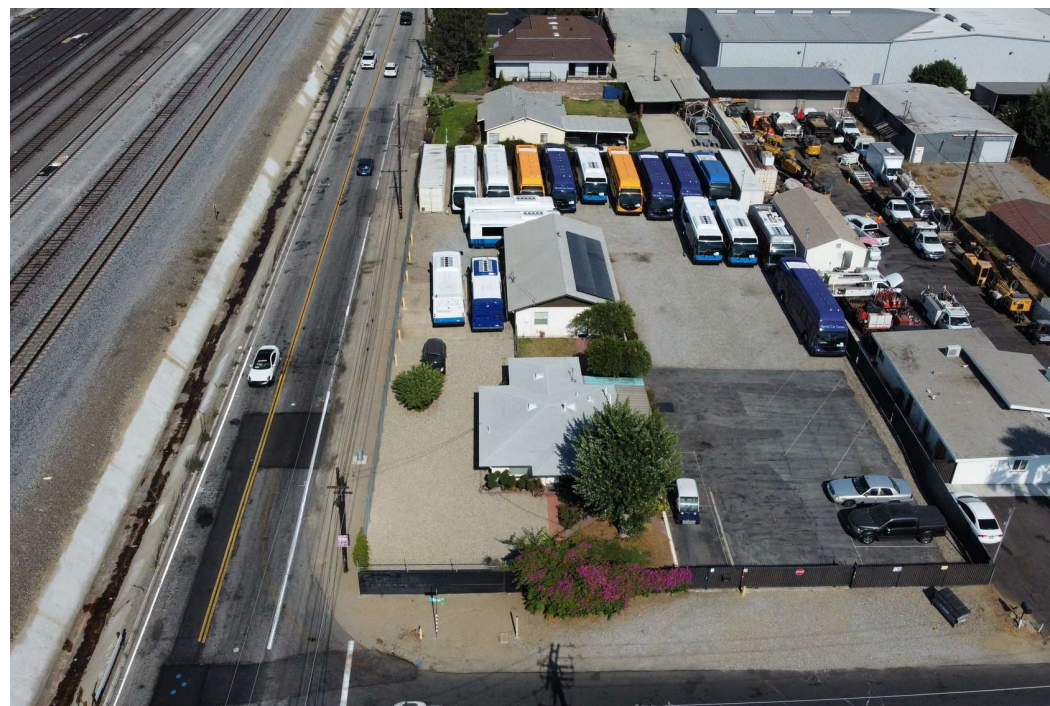
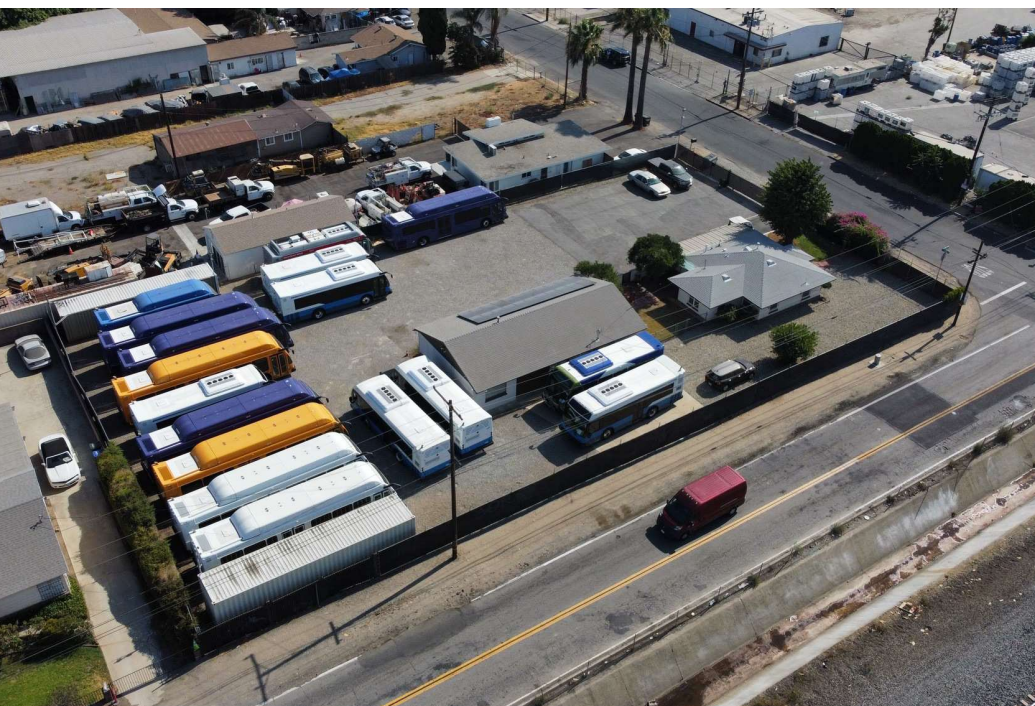
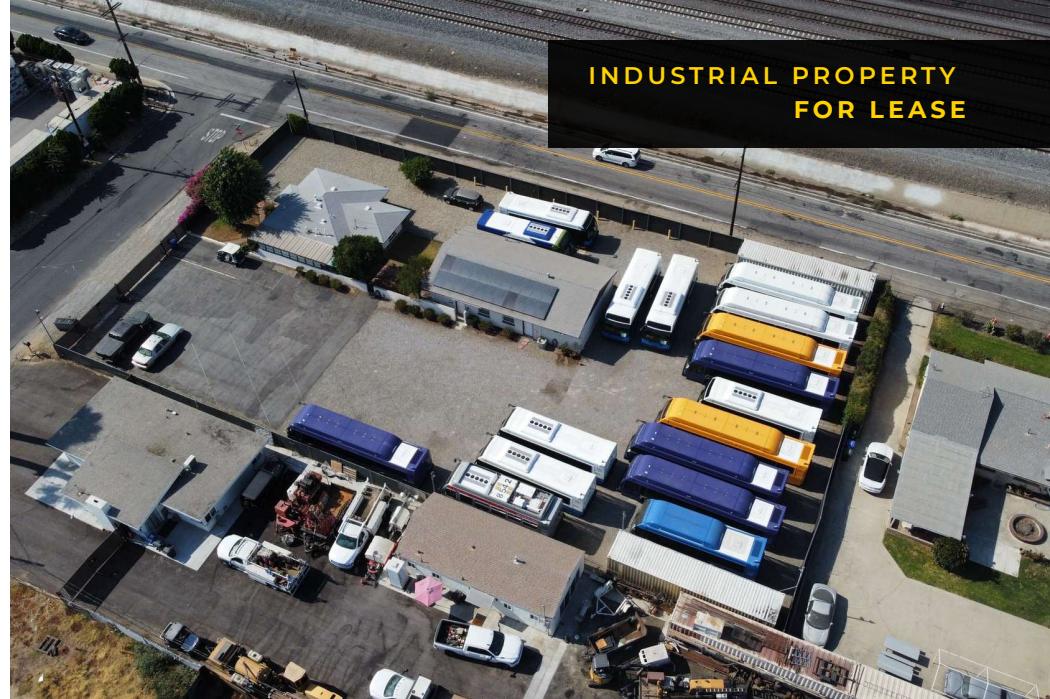


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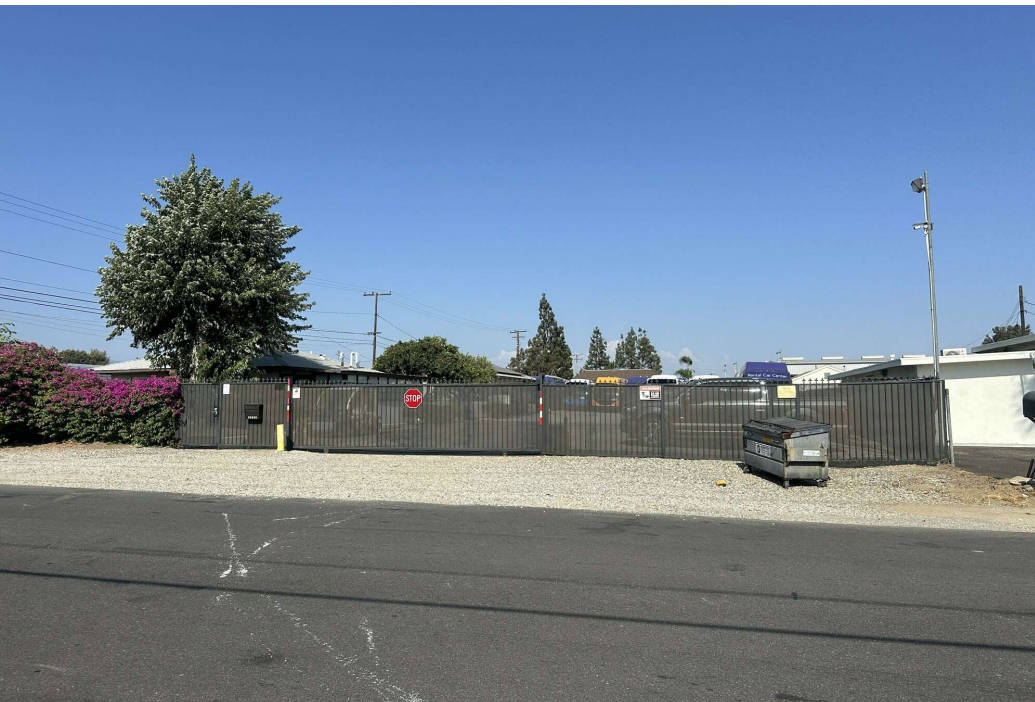


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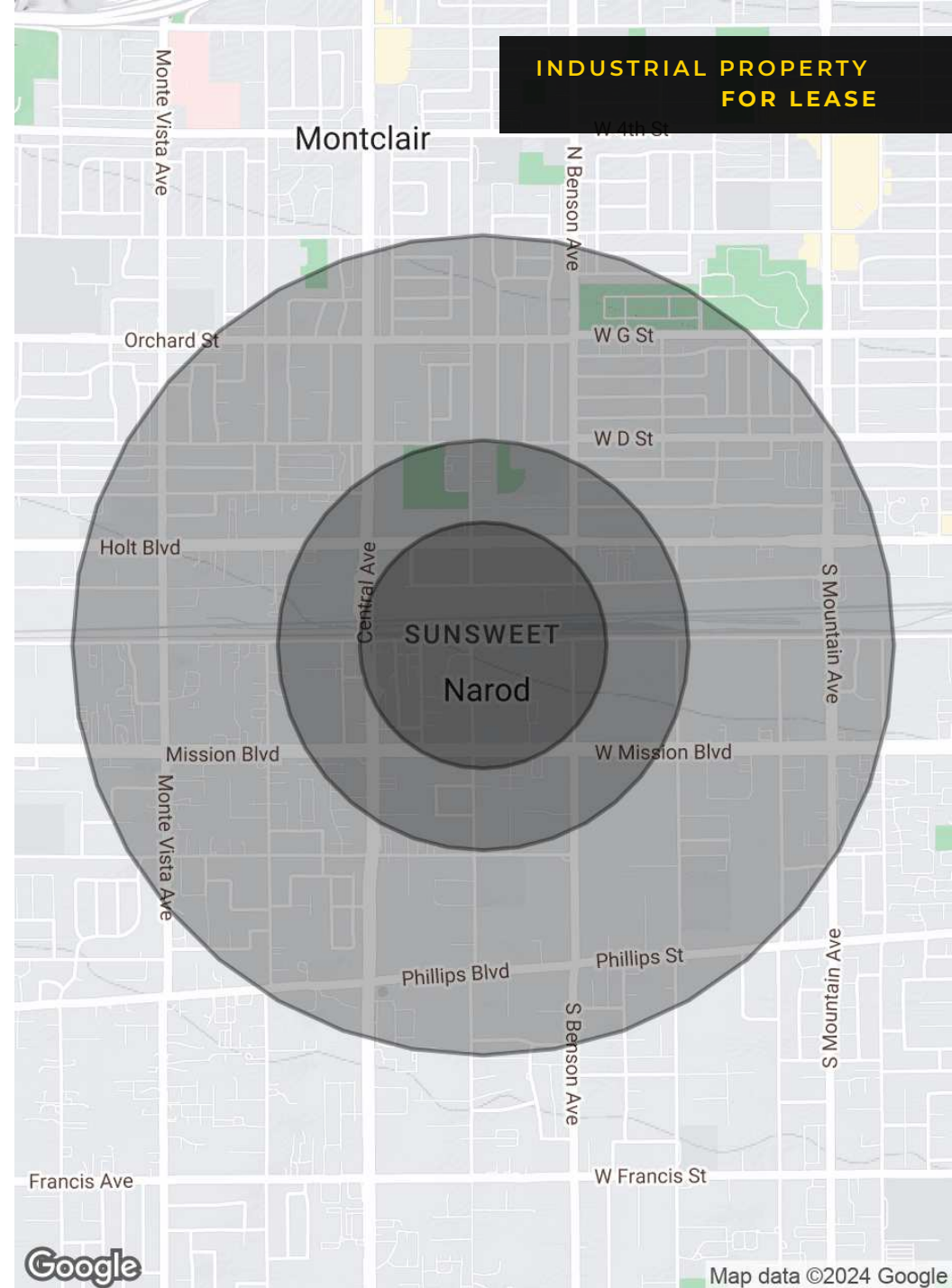
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	417	3,112	19,339
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	860	5,432
# of Persons per HH	3.7	3.6	3.6
Average HH Income	\$103,866	\$90,502	\$93,361
Average House Value	\$718,415	\$687,341	\$649,776

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	75	508	3,452
Total Population - Black	6	99	722
Total Population - Asian	33	363	2,007
Total Population - Hawaiian	1	9	39
Total Population - American Indian	16	92	524
Total Population - Other	218	1,486	8,801

Demographics data derived from AlphaMap



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