



FOR LEASE

TRUCKING/TRAILER STORAGE YARD

14437 Euclid Ave, Ontario, CA 91761

EUCALYPTUS AVE

EUCLID AVE

EUNICE KWON

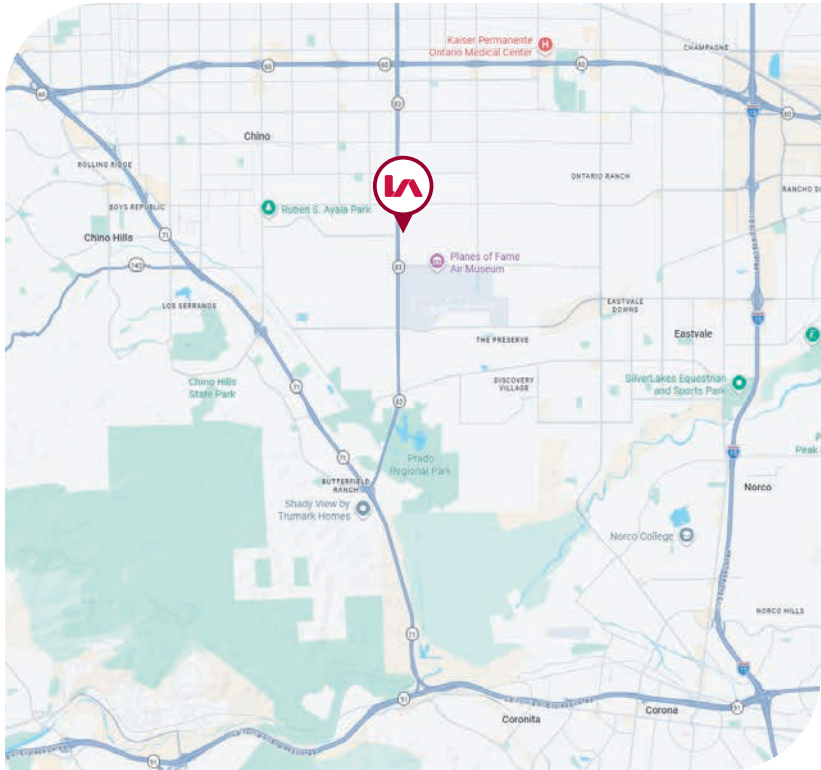
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

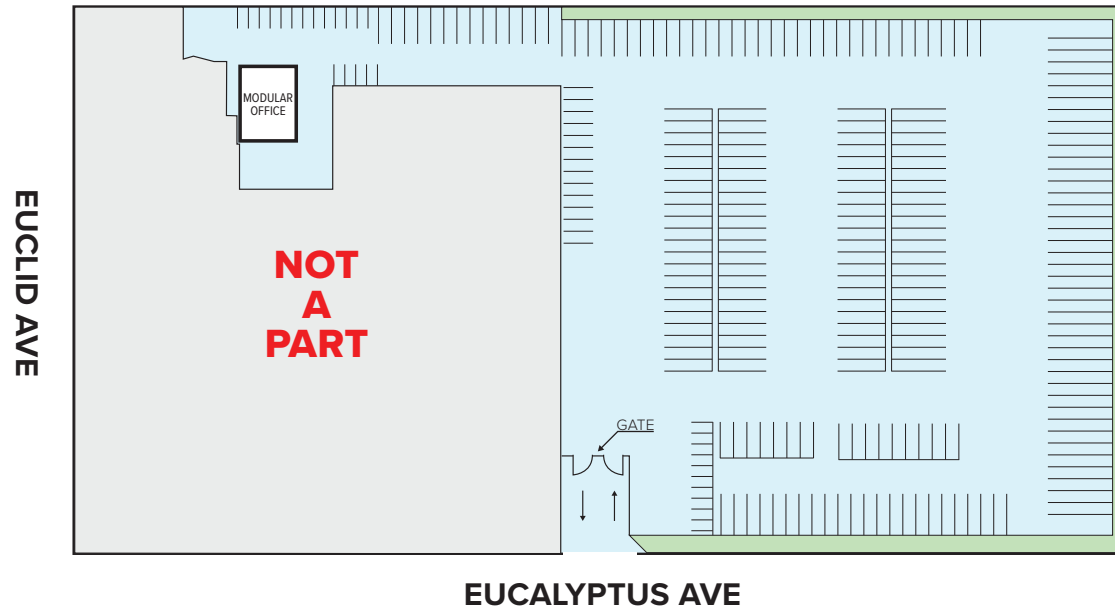
PROPERTY HIGHLIGHTS

- ASKING RATE:**
- \$0.35 PSF Modified Gross (Month)
 - \$30,492 - \$84,630 Total Gross Rent (Month)
-
- YARD SIZE:**
- ±2.0 - ±5.5 Acres (±87,120 - ±241,800 SF) Land
 - ±2,880 SF Modular Office
-
- TRAILER PARKING:**
- Class A Newly-Constructed IOS Yard
 - Fenced, Paved, Gated & Lit
 - 53' – 100 Spaces
 - 40' – 80 Spaces
 - Truck – 40 Spaces
 - Car – 20 Spaces
- (Parking Counts are Based on the Full ±5.5 Acre Yard Configuration)
-
- POWER:**
- 225 Amps, 120/240 Volts, 3 Phase Power (Submeter to be Provided)
-
- ZONING:**
- MU (Mixed use - City of Ontario)
 - Security Cameras & 24/7 Live Guards
 - Excellent Access to the I-15, SF-60, I-10
 - Ontario International Airport (3.8 mi) and Ports of Los Angeles and Long Beach (60 mi)



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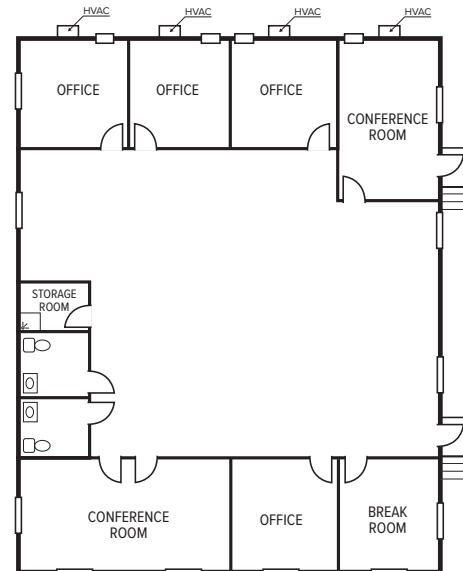
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OFFICE FLOOR PLAN

MODULAR OFFICE SPACE

OFFICE SIZE	±2,880 SF
PRIVATE OFFICES	Four (4)
CONFERENCE ROOMS	Two (2)
RESTROOMS	Two (2) Single Restrooms
OPEN WORKSPACE	Internet-Ready Area Suitable for Fourteen (14) Workstations
ADDITIONAL AMENITIES	One (1) Break Room and Storage Room



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to verify.

**PROPERTY
PHOTOS**





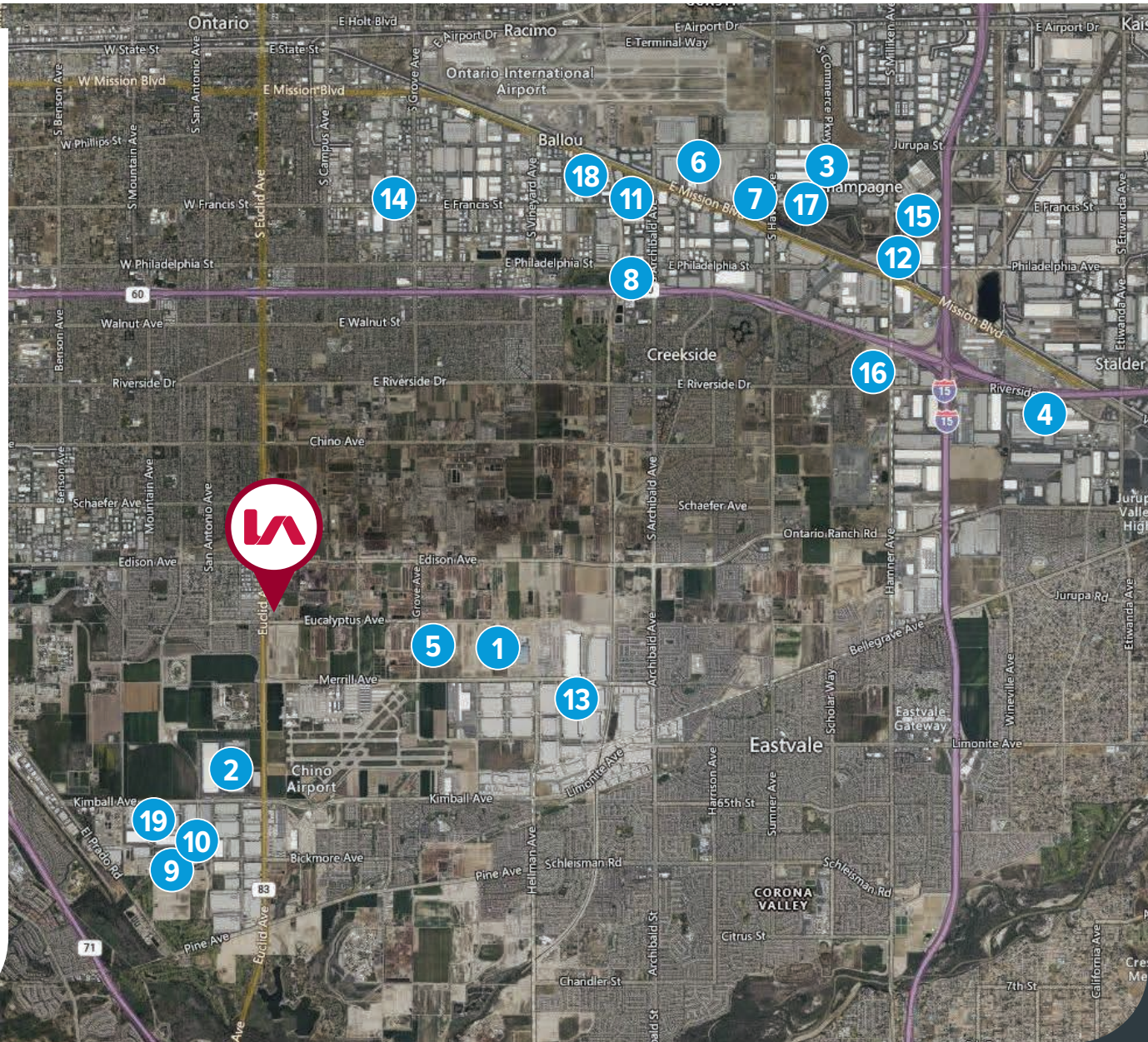
DISTANCES FROM THE PROPERTY

- 60 FREEWAY**
2.78 Miles
- 15 FREEWAY**
5.79 Miles
- 91 FREEWAY**
2.11 Miles
- ONTARIO INT'L AIRPORT**
5.44 Miles
- JOHN WAYNE AIRPORT**
5.44 Miles
- LOS ANGELES INT'L AIRPORT**
25.20 Miles
- BNSF RAILWAY HOBART YARD**
31.37 Miles
- PORT OF LONG BEACH**
35.99 Miles
- PORT OF LOS ANGELES**
39.45 Miles
- SAN DIEGO**
92.91 Miles
- LAS VEGAS**
206.82 Miles

DRYAGE COSTS

CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$400	\$500	\$500	\$500	\$550

- 1 Amazon
- 2 Walmart Fulfillment Center
- 3 Target Distribution Center
- 4 Costco Distribution Center
- 5 Home Depot distribution center
- 6 UPS West Coast Regional Air Hub
- 7 FedEx Ship Center
- 8 Niagara Bottling
- 9 NFI
- 10 Weber Logistics
- 11 Saddle Creek Logistics Services
- 12 DCL Logistics
- 13 VF West Coast Distribution Center
- 14 Onus Global Fulfillment Solutions, LLC
- 15 On Time Cross Docking
- 16 LS RACK INC.
- 17 Allstars Corporation
- 18 LeadPro Inc.
- 19 Motivational Fullfilment & Logistics Services





CONTACT

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