

# AVAILABLE FOR SALE

±57,239 SF FREESTANDING INDUSTRIAL BUILDING

1810 VINEYARD AVENUE

ONTARIO, CALIFORNIA



**JOHN SEOANE | SIOR**  
SENIOR VICE PRESIDENT/PRINCIPAL  
909.373.2946  
jseoane@lee-assoc.com  
DRE #01453455

**RYAN DE GUZMAN**  
ASSOCIATE  
909.373.2926  
rdeguzman@lee-assoc.com  
DRE #02101391

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, California 91764  
(909) 989-7771 | lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO  
CORPORATE ID #00976995

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.



# AVAILABLE FOR SALE

## VINEYARD & FRANCIS COMMERCE CENTER

1810 VINEYARD AVENUE  
ONTARIO, CALIFORNIA

### PROPERTY FEATURES

- VINEYARD & FRANCIS COMMERCE CENTER - BUILDING B
- ±57,239 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±2.97 ACRE PARCEL OF LAND
- ±6,906 SQUARE FEET OF OFFICE SPACE
- DIVISIBLE INTO TWO INDUSTRIAL SUITES:
  - SUITE A: ±29,512 SQUARE FEET WITH ±5,874 SQUARE FEET OF OFFICE SPACE
  - SUITE B: ±27,727 SQUARE FEET WITH ±1,032 SQUARE FEET OF OFFICE SPACE
- TEN (10) DOCK HIGH DOORS WITH TWO (2) EDGE OF DOCK LEVELERS
- TWO (2) GROUND LEVEL LOADING DOORS
- 0.33 GPM / 3,000 SF SPRINKLER SYSTEM
- 24' MINIMUM CLEARANCE HEIGHT
- 800 AMPS, 277/480 VOLTS OF POWER
- LARGE TRUCK COURT WITH ACCESS OFF VINEYARD AVENUE & FRANCIS STREET
- ±1-MILE DRIVING DISTANCE TO THE CA-60 FREEWAY VIA VINEYARD AVENUE
- ±4.4-MILE DRIVING DISTANCE TO THE I-15 FREEWAY VIA JURUPA STREET
- ±4.5-MILE DRIVING DISTANCE TO THE I-10 FREEWAY VIA HAVEN AVENUE
- ±3.9-MILE DRIVING DISTANCE TO THE FEDEX AND AMAZON HUBS LOCATED AT THE ONTARIO INTL' AIRPORT
- EXTERIOR AND INTERIOR RENOVATIONS COMPLETED IN 2021



**JOHN SEOANE | SIOR**  
SENIOR VICE PRESIDENT/PRINCIPAL  
909.373.2946  
jseoane@lee-assoc.com  
DRE #01453455

**RYAN DE GUZMAN**  
ASSOCIATE  
909.373.2926  
rdeguzman@lee-assoc.com  
DRE #02101391

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, California 91764  
(909) 989-7771 | lee-associates.com

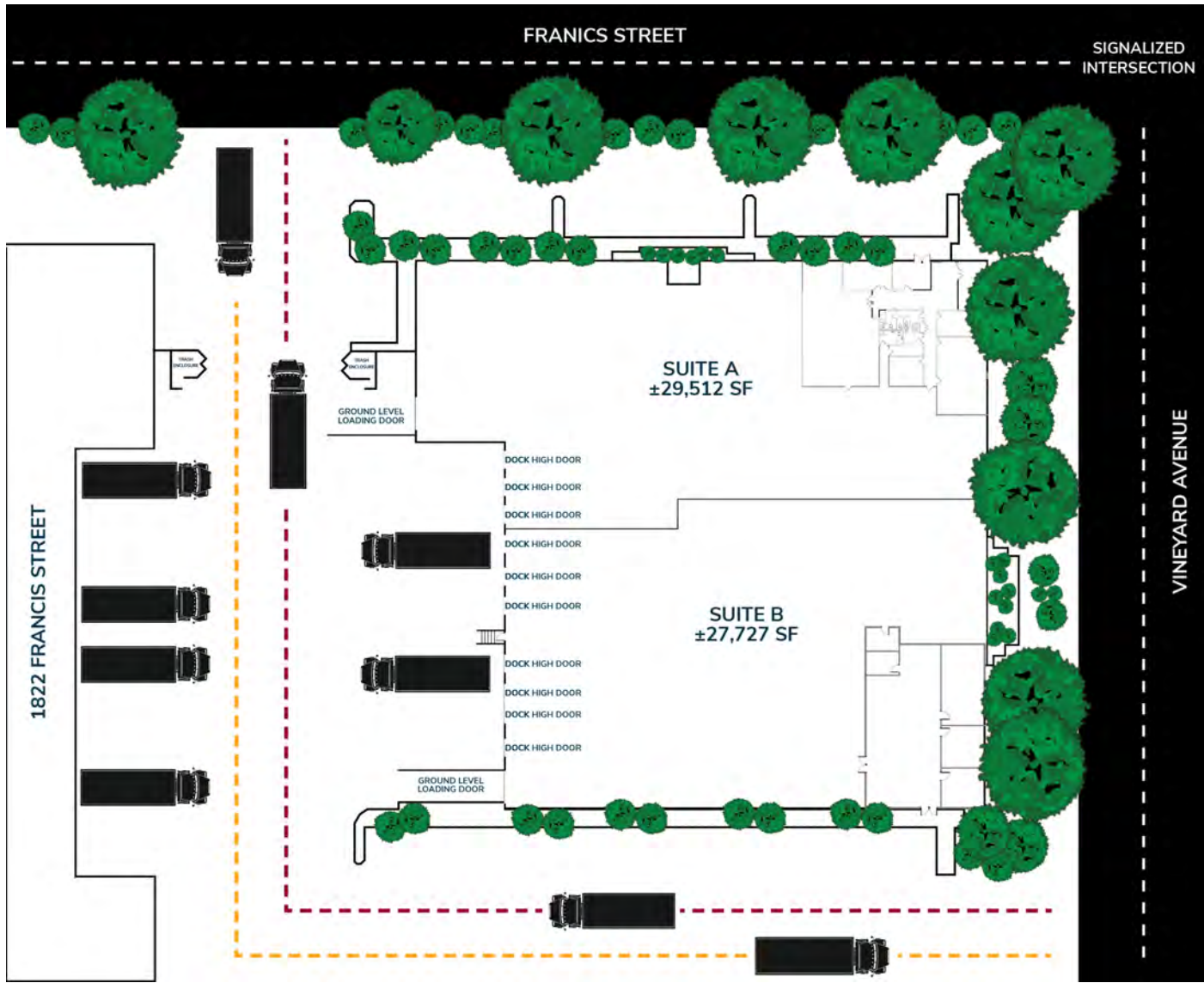
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO  
CORPORATE ID #00976995

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.

AVAILABLE FOR SALE  
VINEYARD & FRANCIS COMMERCE CENTER

1810 VINEYARD AVENUE  
ONTARIO, CALIFORNIA

1810  
VINEYARD  
AVENUE  
SITE PLAN



**JOHN SEOANE | SIOR**  
SENIOR VICE PRESIDENT/PRINCIPAL  
909.373.2946  
jseoane@lee-assoc.com  
DRE #01453455

**RYAN DE GUZMAN**  
ASSOCIATE  
909.373.2926  
rdeguzman@lee-assoc.com  
DRE #02101391

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, California 91764  
(909) 989-7771 | lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO  
CORPORATE ID #00976995

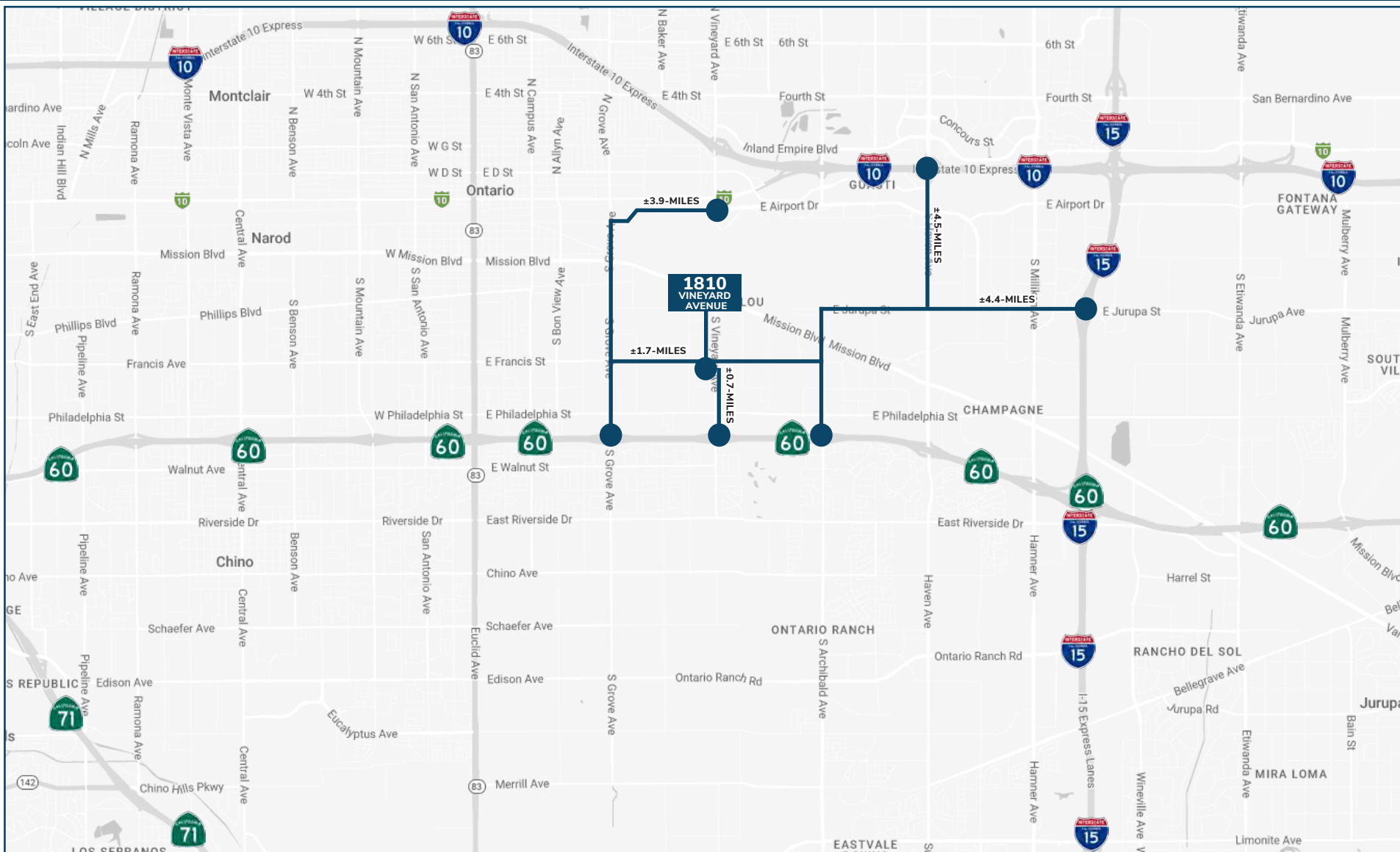
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

# AVAILABLE FOR SALE

## VINEYARD & FRANCIS COMMERCE CENTER

# 1810 VINEYARD AVENUE

## ONTARIO, CALIFORNIA



ONT INTL' AIRPORT I  
±3.9-MILE  
DRIVING  
DISTANCE

LA INTL' AIRPORT I  
±54-MILE  
DRIVING  
DISTANCE



PORTS OF LONG BEACH AND LOS ANGELES I  
±55-MILE  
DRIVING  
DISTANCE



CA-60 FREEWAY INTERCHANGE I  
±1-MILE  
DRIVING  
DISTANCE VIA VINEYARD AVENUE

CA-15 FREEWAY INTERCHANGE I  
±4.4-MILE  
DRIVING  
DISTANCE VIA JURUPA STREET

**JOHN SEOANE | SIOR**  
SENIOR VICE PRESIDENT/PRINCIPAL  
909.373.2946  
jseoane@lee-assoc.com  
DRE #01453455

**RYAN DE GUZMAN**  
ASSOCIATE  
909.373.2926  
rdeguzman@lee-assoc.com  
DRE #02101391

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, California 91764  
(909) 989-7771 | lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO  
CORPORATE ID #00976995



# AVAILABLE FOR SALE

## VINEYARD & FRANCIS COMMERCE CENTER

# 1810 VINEYARD AVENUE

## ONTARIO, CALIFORNIA



**JOHN SEOANE | SIOR**  
SENIOR VICE PRESIDENT/PRINCIPAL  
909.373.2946  
jseoane@lee-assoc.com  
DRE #01453455

**RYAN DE GUZMAN**  
ASSOCIATE  
909.373.2926  
rdeguzman@lee-assoc.com  
DRE #02101391

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, California 91764  
(909) 989-7771 | lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ONTARIO  
CORPORATE ID #00976995

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.



# 1810 VINEYARD AVENUE

## ONTARIO, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN SEOANE | SIOR**  
SENIOR VICE PRESIDENT/PRINCIPAL  
909.373.2946  
jseoane@lee-assoc.com  
DRE #01453455

**RYAN DE GUZMAN**  
ASSOCIATE  
909.373.2926  
rdeguzman@lee-assoc.com  
DRE #02101391

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard | Ontario, California 91764  
(909) 989-7771 | lee-assoc.com  
Corporate ID: 00976995



COMMERCIAL REAL ESTATE SERVICES  
ONTARIO

