

# AVAILABLE FOR SALE

±57,239 SF FREESTANDING INDUSTRIAL BUILDING

1810 VINEYARD AVENUE

ONTARIO, CALIFORNIA



**JOHN SEOANE I 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

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## VINEYARD & FRANCIS COMMERCE CENTER

1810 VINEYARD AVENUE  
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### 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 INT'L AIRPORT
- EXTERIOR AND INTERIOR RENOVATIONS COMPLETED IN 2021



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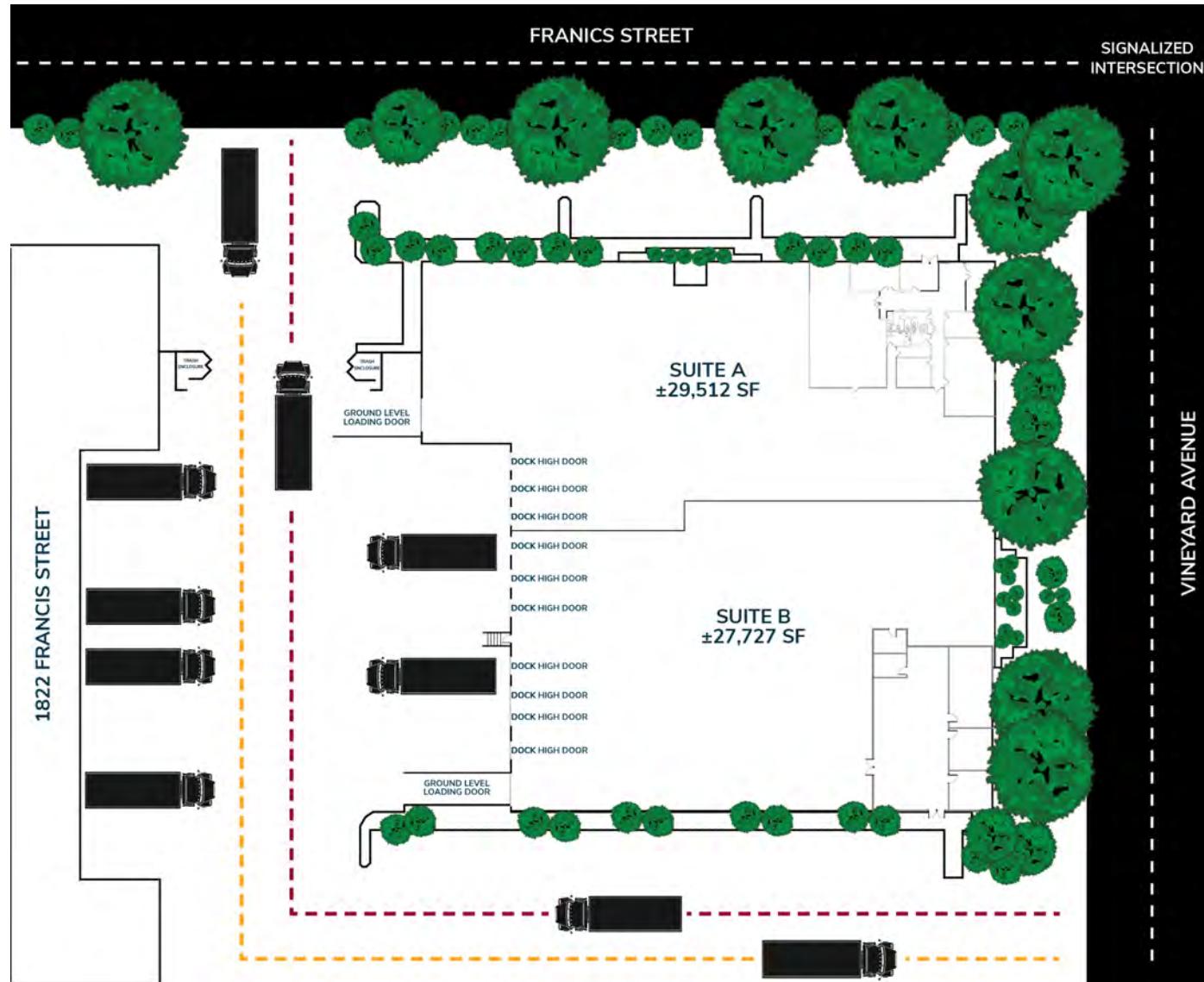
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### 1810 VINEYARD AVENUE SITE PLAN



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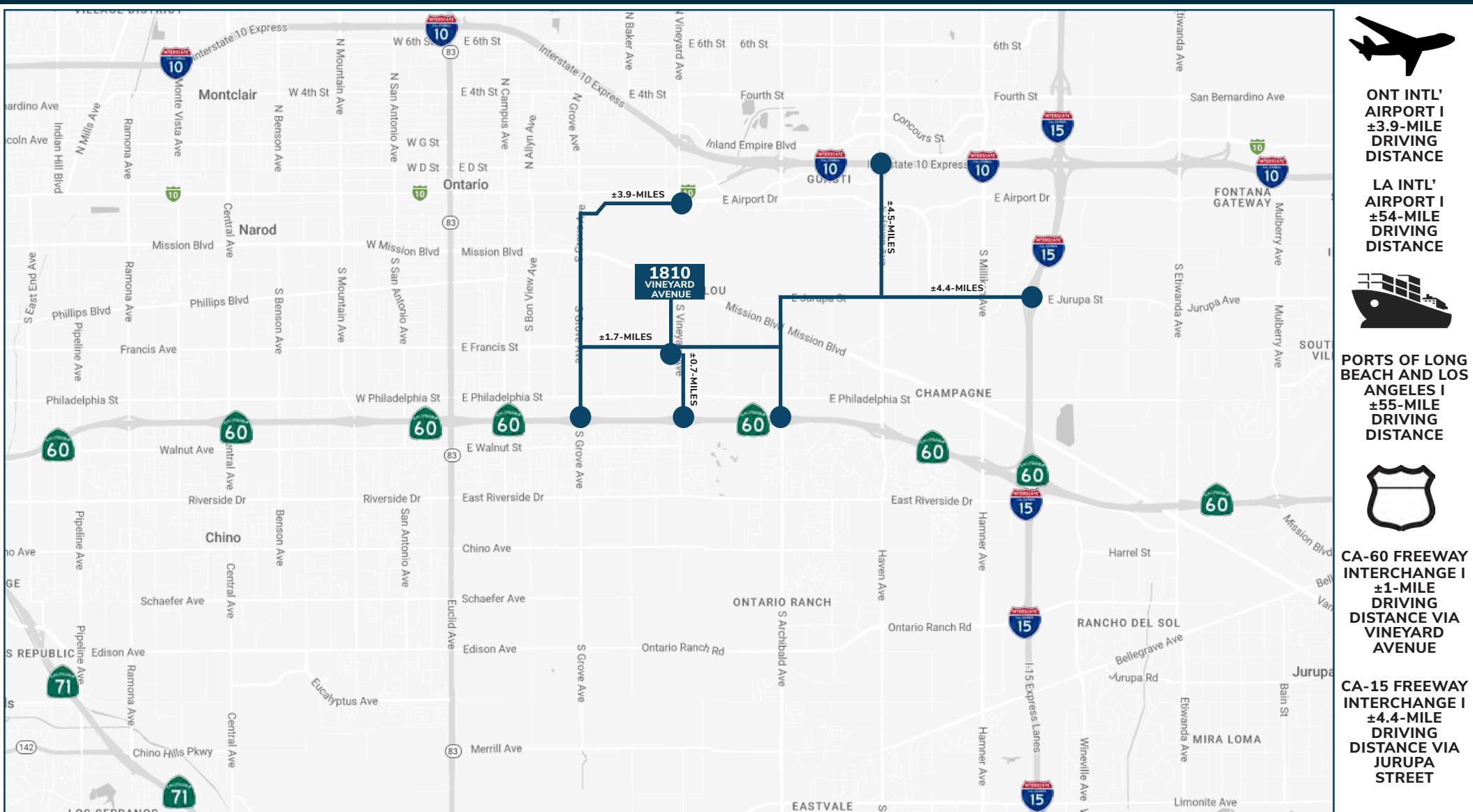
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FOR MORE INFORMATION, PLEASE CONTACT:

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