

±163,336 SQUARE FEET
STAND ALONE INDUSTRIAL

FOR SALE
\$42,000,000



[CLICK TO VIEW VIDEO](#)

1930

S. Parco Ave.

ONTARIO, CA

EXCLUSIVELY OFFERED BY:

Dawn Lowder
Vice President
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY

1930 S. PARCO AVE, ONTARIO, CA

- Stand Alone Building square footage of 163,336 +/-
- 10,000 +/-SF Class 8 Clean Room
- Approximately 10,500 square feet of second-floor office space
- 336 parking spaces
- Fully Fenced
- Concrete parking and yard
- APN 0113-451-29
- M2 Zoning
- 4 dock high loading doors with levelers
- 3 ground level doors
- 8,000 Amps; 277/480 Volts (should be verified)
- 2-3 Ton Cranes and 3-5 Ton Cranes
- Natural Gas to the Building
- Additional Land for future expansion
- Restrooms throughout the building
- Located 1.5 miles south of the Ontario Airport



ONTARIO INDUSTRIAL

Manufacturing Industry Ontario Continues to Have the Hottest Industrial Real Estate Market in Southern California

Ontario is a growing choice for manufacturing, representing various sectors including Primary and Fabricated Metal; Machinery; Food and Beverage; Paper and Printing; Plastic and Rubber Products; and Computer/Electrical/Appliance.

Developers have found that sites in Ontario offer the best combination of highly valued attributes-efficient infrastructure, modern amenities and a technology/logistics proficient labor force.

Foreign Trade Zone

Ontario Foreign Trade Zone allows products to be stored, manipulated, manufactured, and exhibited and (if need be) destroyed without paying Customs duties unless the items enter into the US economy. The potential ability to increase international sales, realize greater export potential and succeed in global markets is often a deciding factor for location, relocation and expansion into Ontario.

Benefits:

- Store products without customs duties
- Increase international sales
- Realize greater export potential
- Succeed in global markets

Freeway/Rail Systems

Ontario reaps the benefits of the intersections of three major arteries of Southern California's dynamic freeway system: Interstate 10, Interstate 15, State Route 60. The efficiency of this freeway system has been dramatically enhanced with the recent completion of the high-occupancy vehicle lane on Interstate-10, augmenting its immediate trucking and air resources.

Ontario provides access to two major railways, including::

- Burlington Northern Santa Fe Railway
- Union Pacific Railway

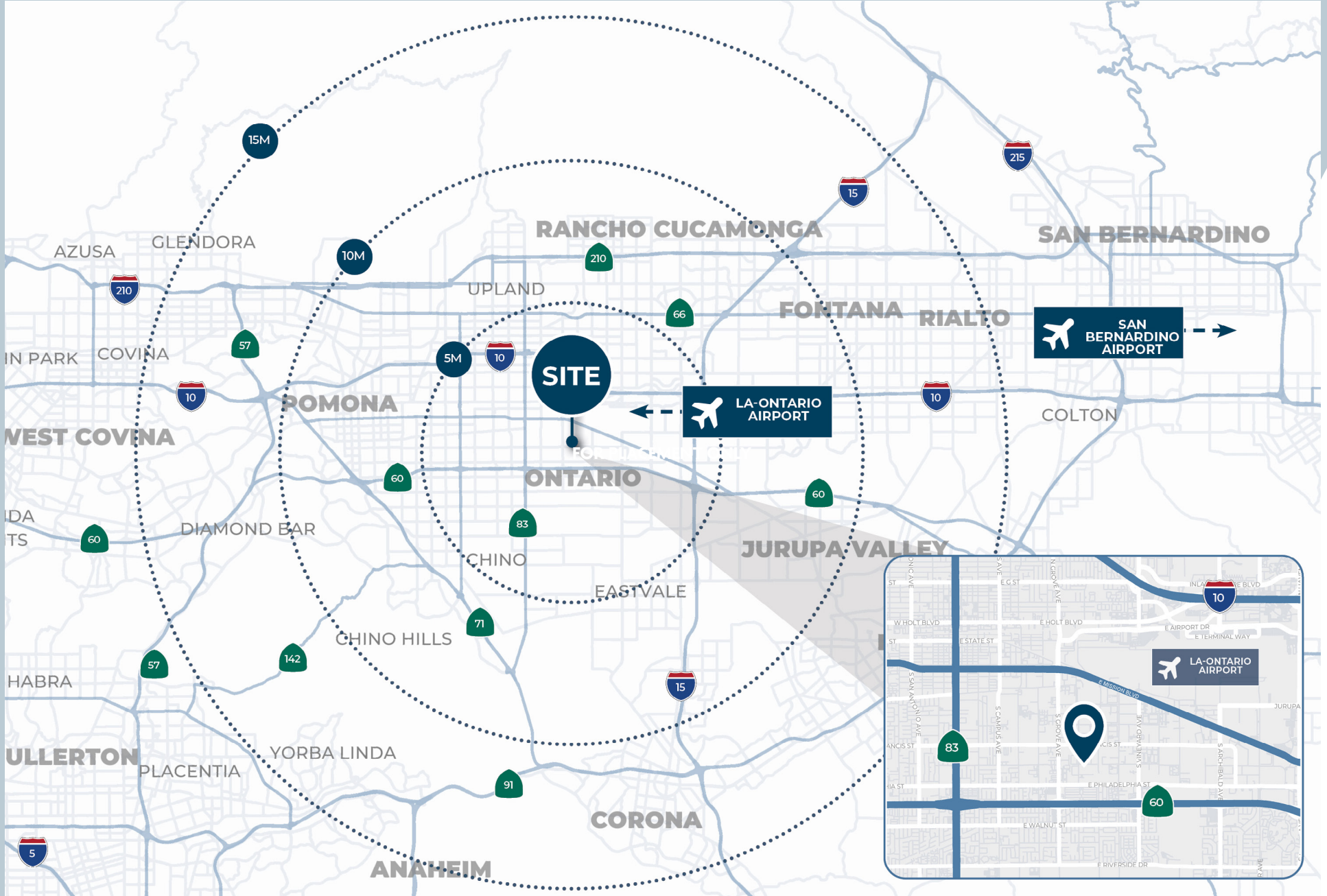


PHOTOS

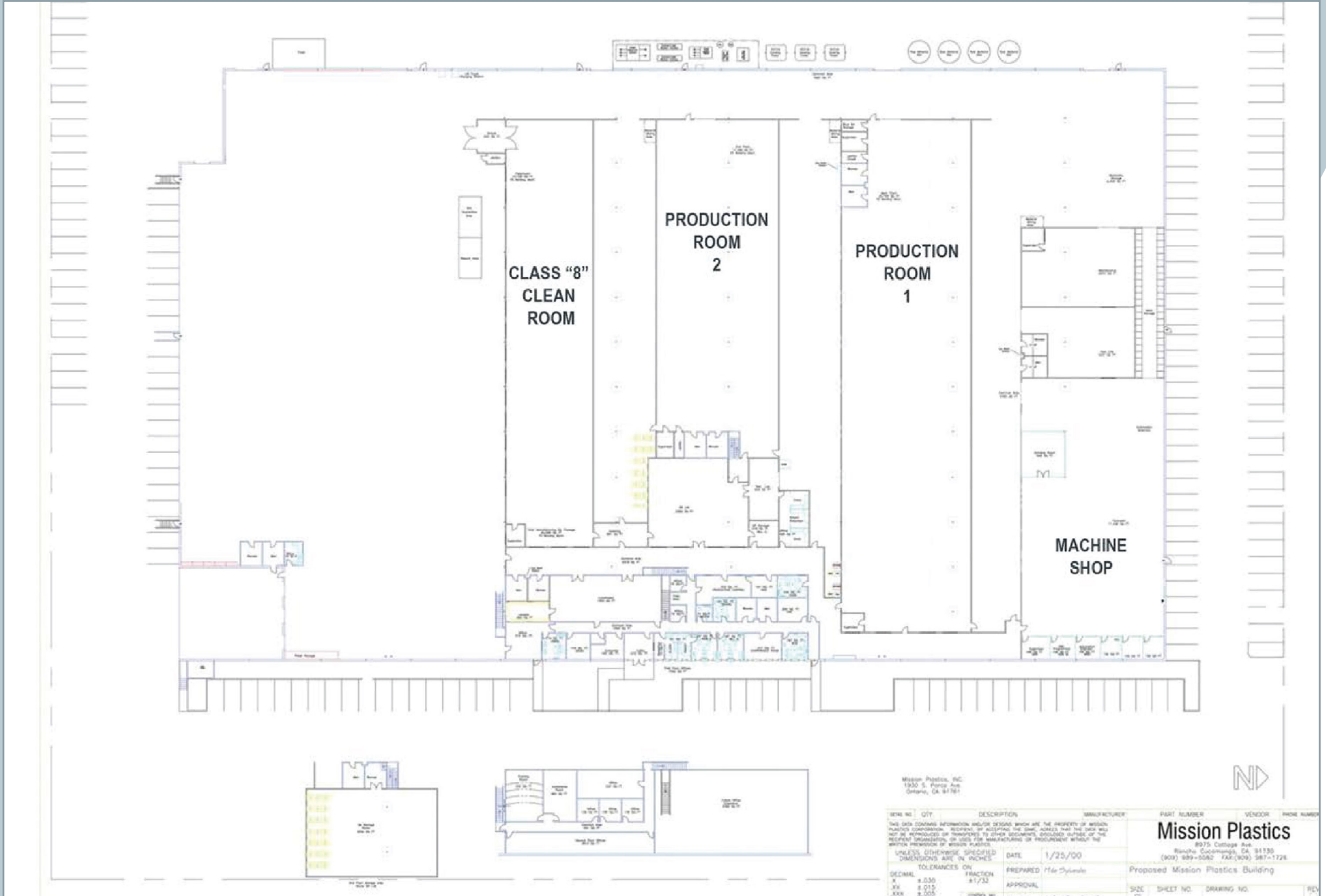




RADIUS MAP



SITE PLAN



Mission Plastics, Inc.
1930 S. Parco Ave.
Gainesville, GA 31601



ITEM NO.	QTY	DESCRIPTION	MANUFACTURER	PART NUMBER	VENOR	PHONE NUMBER
<p>UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES</p> <p>TOLERANCES ON</p> <p>DECIMAL FRACTION PREPARED 1/16" Diameter</p> <p>X 0.030 1/32</p> <p>XX 0.015</p> <p>XXX 0.005</p>						
DATE 1/25/00			APPROVAL			
MISSION PLASTICS			8975 Cottage Ave. Winnsboro, GA 31159 (902) 889-0582 FAX (902) 287-1728			
Proposed Mission Plastics Building			SIZE SHEET NO. DRAWING NO. REV			

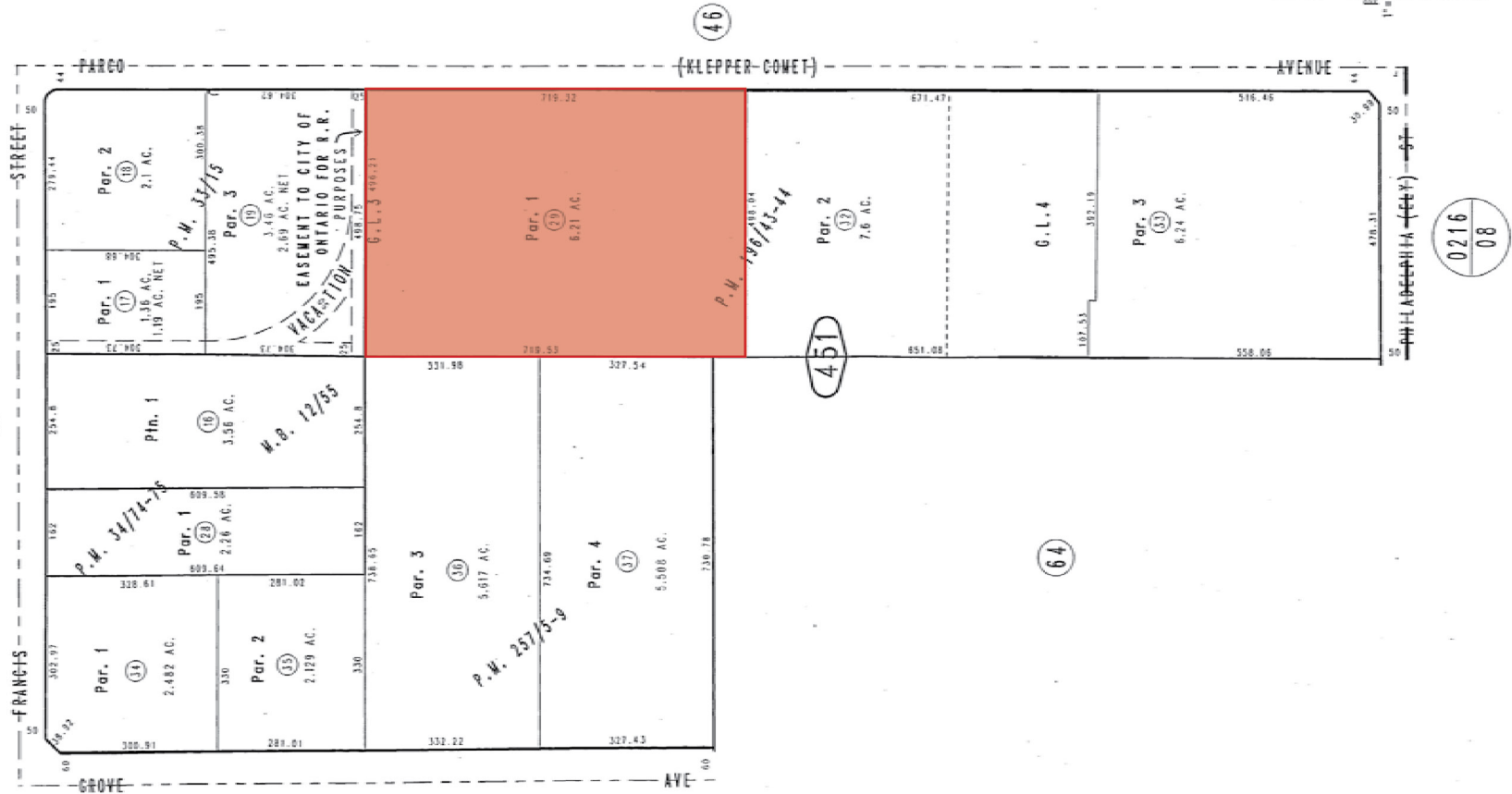
PARCEL MAP

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Pin. S.W.1/4, Sec.33, T.1S.,R.7W., S.B.B.&M.

City of Ontario
Tax Rate Area
4002

0113 - 45



Pin. Blackburns Addition, M.B. 12/55
Parcel Map No. 3532, P.M. 33/15
Pin. Parcel Map No. 2566, P.M. 34/74-75

Parcel Map No. 20187, P.M. 257/5-9
Parcel Map No. 15684, P.M. 196/43-44

Assessor's Map
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San Bernardino County

REVISED
09/09/21 CW

October 2004

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