

Prime Industrial For Sale



Rare Industrial Opportunity | 37,000 SF | \$11,000,000

5555 Ontario Mills Parkway

Ontario, CA 91764

Tim Trout

DRE #001995260

Dir 949-266-7858

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Property Summary

 Address	5555 Ontario Mills Parkway
 Purchase Price	\$11,000,000
 Property Type	Industrial (60% Warehouse / 40% Office)
 Lot Size	108,029 SF / 2.48 AC
 Building Size	37,000 SF
 Number of Docks	2 Level Truck Wells and Docks
 Clear Height	24'
 Zoning	M2
 Parking	16 Spaces
 Sprinkler Type	Wet
 Industrial Racks	Installed
 APN	0238-021-37-0000

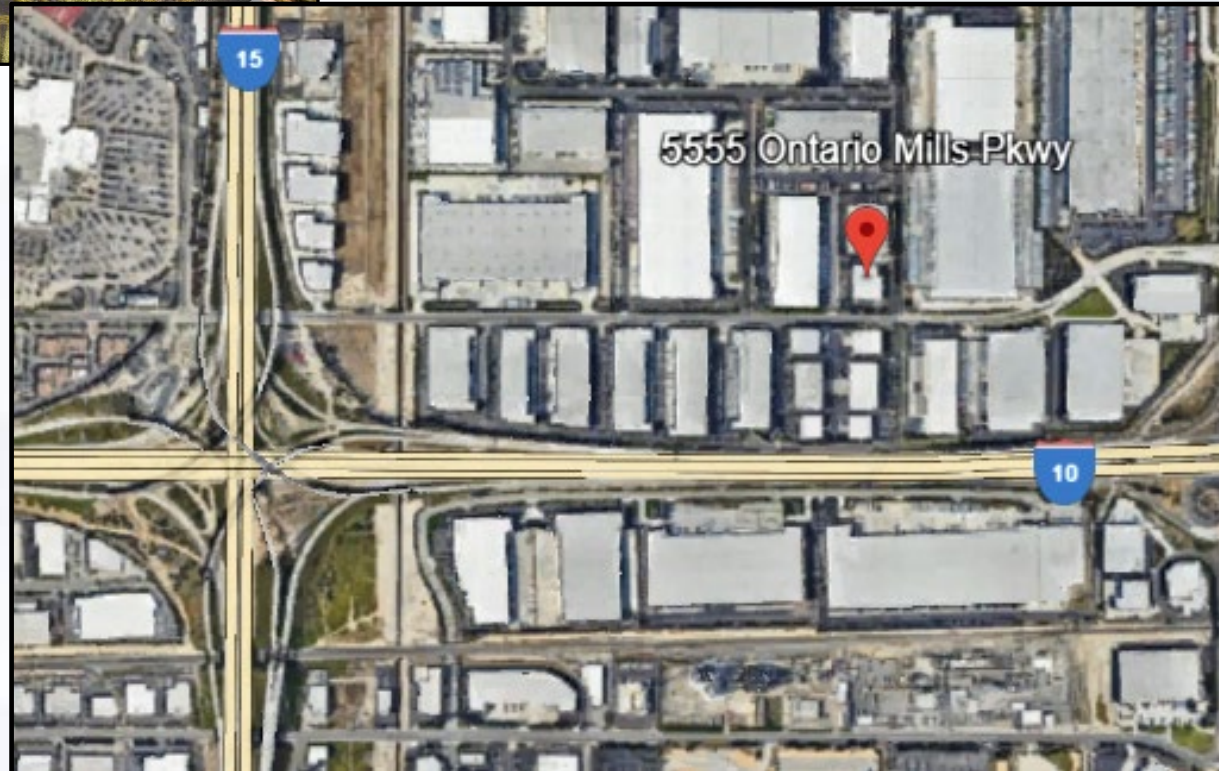
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears any and all risk for any inaccuracies.

Property Highlights

- ✓ Prime class-A location near I-10 & I-15
- ✓ 22,000 SF Warehouse
15,000 SF Office

- ✓ Warehouse Storage Racks Installed

- ✓ Excellent Existing Office Build-Out



Property Photos



Property Photos



Property Photos



5555 ONTARIO MILLS PARKWAY

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Plat Map

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

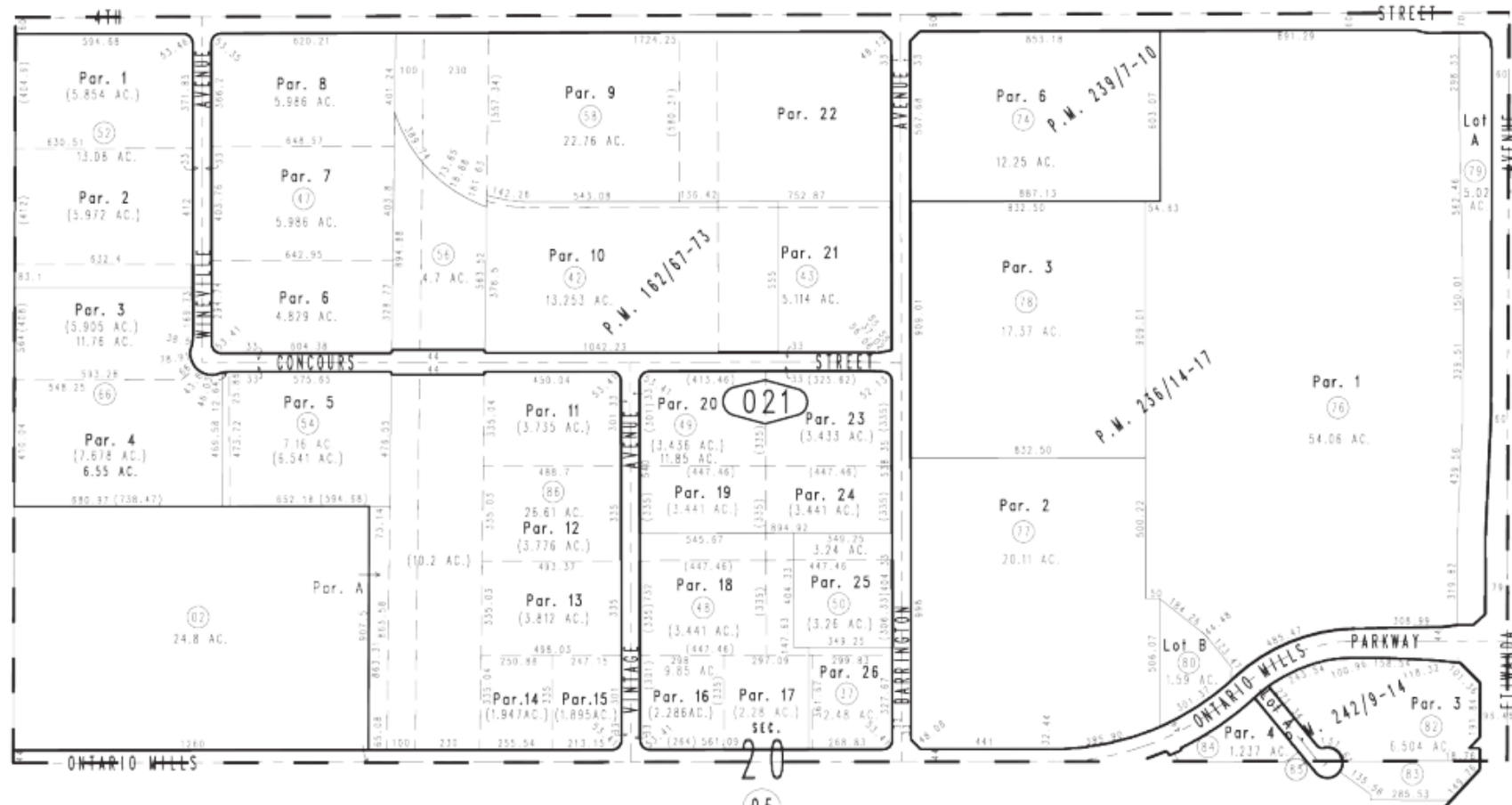


N.1/2 Sec.20, T.1S., R.6W., S.B.B.&M.

City of Ontario
Tax Rate Area
4020

0238-02

0229
28



Pin. Parcel Map No. 19336, P.M. 242/9-14

Parcel Map No. 19003, P.M. 236/14-17

Pin. Parcel Map No. 17194, P.M. 209/25-27, Amending Map P.M. 239/7-10

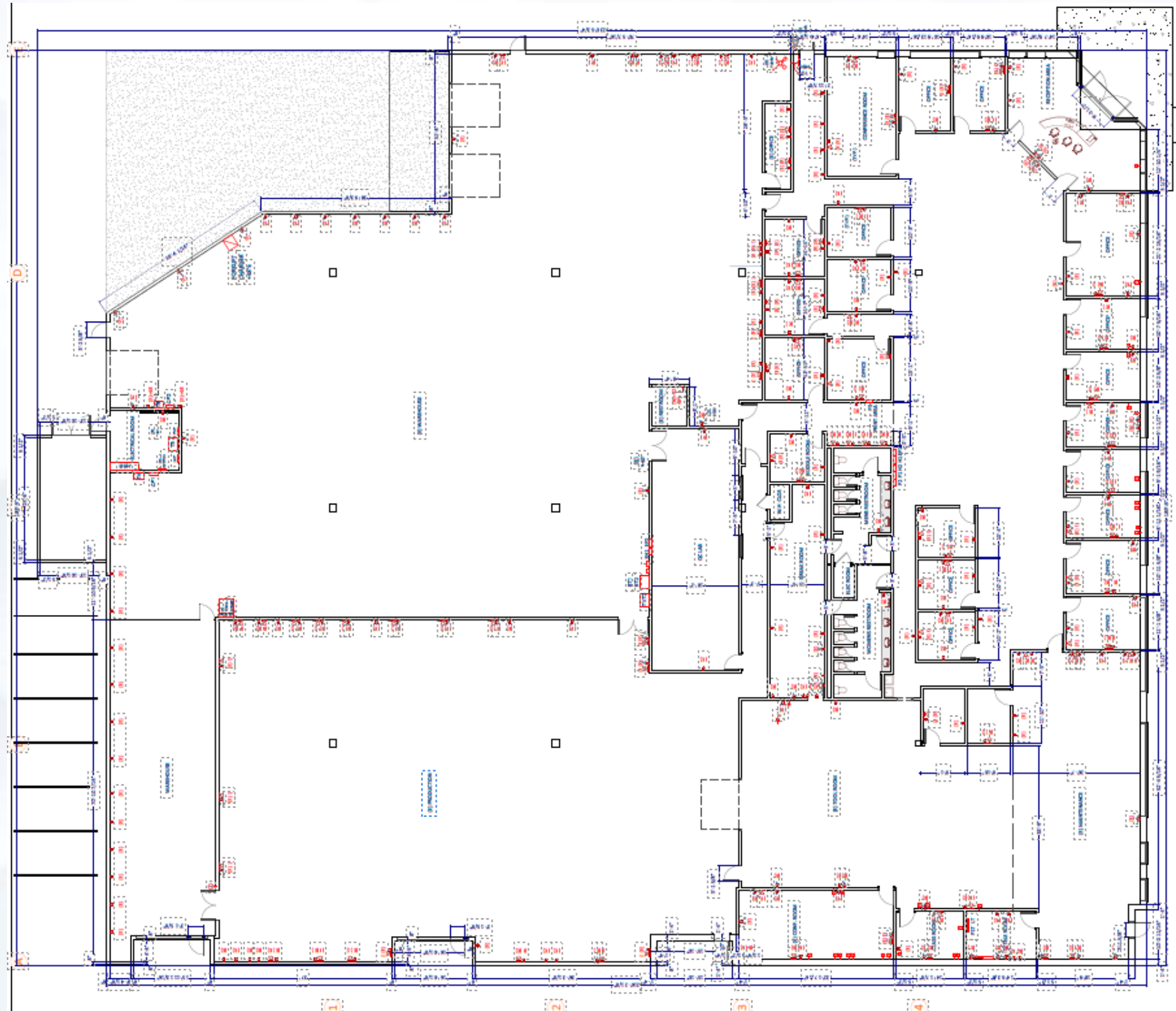
Parcel Map No. 10835, P.M. 162/67-73

October 2004

Assessor's Map
Book 0238 Page 02
San Bernardino County

REVISED
07/27/18 GW

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Sale Comparables

Property Address	City	Bldg SF	Rating	Sale Price	Price Per SF	Sale Date	Sale Status
301 S Rockefeller Ave	Ontario	43,800	3 Star	\$14,898,000	\$ 340.14	10/26/2023	Sold
4071 Greystone Dr	Ontario	37,500	3 Star	\$12,250,000	\$ 326.67	11/17/2023	Sold
4001 Greystone Dr	Ontario	41,814	3 Star	\$13,800,000	\$ 330.03	1/18/2024	Sold
1219 E Elm St	Ontario	37,816	3 Star	\$12,250,000	\$ 323.94	5/23/2024	Sold
1720 S Carlos Ave	Ontario	43,356	3 Star	\$13,600,000	\$ 313.68	6/21/2024	Sold
5555 Ontario Mills Pwky (SUBJECT)	Ontario	37,000	3 Star	\$11,000,000	\$ 297.30		

Contact for More Information



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