

Available SF 22,400 SF

Industrial For Lease & For Sale

Building Size 22,400 SF



Address: 1705 S Campus Ave, Ontario, CA 91761
Cross Streets: E Francis St/Woodlawn St

Excellent Manufacturing Bldg. for Sale or Lease
 18'-19.5' Clear- Height - Calculated Sprinklers
 Heavy Power-1,000 Amps@ 277/480 Volts
 4 Ground Level Access Doors (±13.5'H x ±11.5'W)
 Fenced/Gated Rear Yard w/ Covered Storage
 Minimal Office SJ. / Delivered Vacant at COE

Lease Rate/Mo: \$22,848
Lease Rate/SF: \$1.02
Lease Type: NNN / Op. Ex: \$0.28
Available SF: 22,400 SF
Minimum SF: 22,400 SF
Prop Lot Size: 1.11 Ac / 48,269 SF
Term: 3-5 Years
Sale Price: \$6,995,000.00
Sale Price/SF: \$312.28
Taxes: \$69,988 / 2024
Yard: Fenced/Paved
Zoning: IL

Sprinklered: Yes
Clear Height: 18'-20'
GL Doors/Dim: 4 / 13.5'Hx11.5'W
DH Doors/Dim: 0
A: 1000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1982

Whse HVAC: No
Parking Spaces: 28 / **Ratio:** 1.3:1/
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 1,360 SF / 3
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: IE West
APN#: 1050221100000

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](tel:818-395-4373), [Mattison Behr 818-434-9116](tel:818-434-9116)

Listing #: 42255611 **Listing Date:** 03/28/2025

FTCF: CB000N000S000

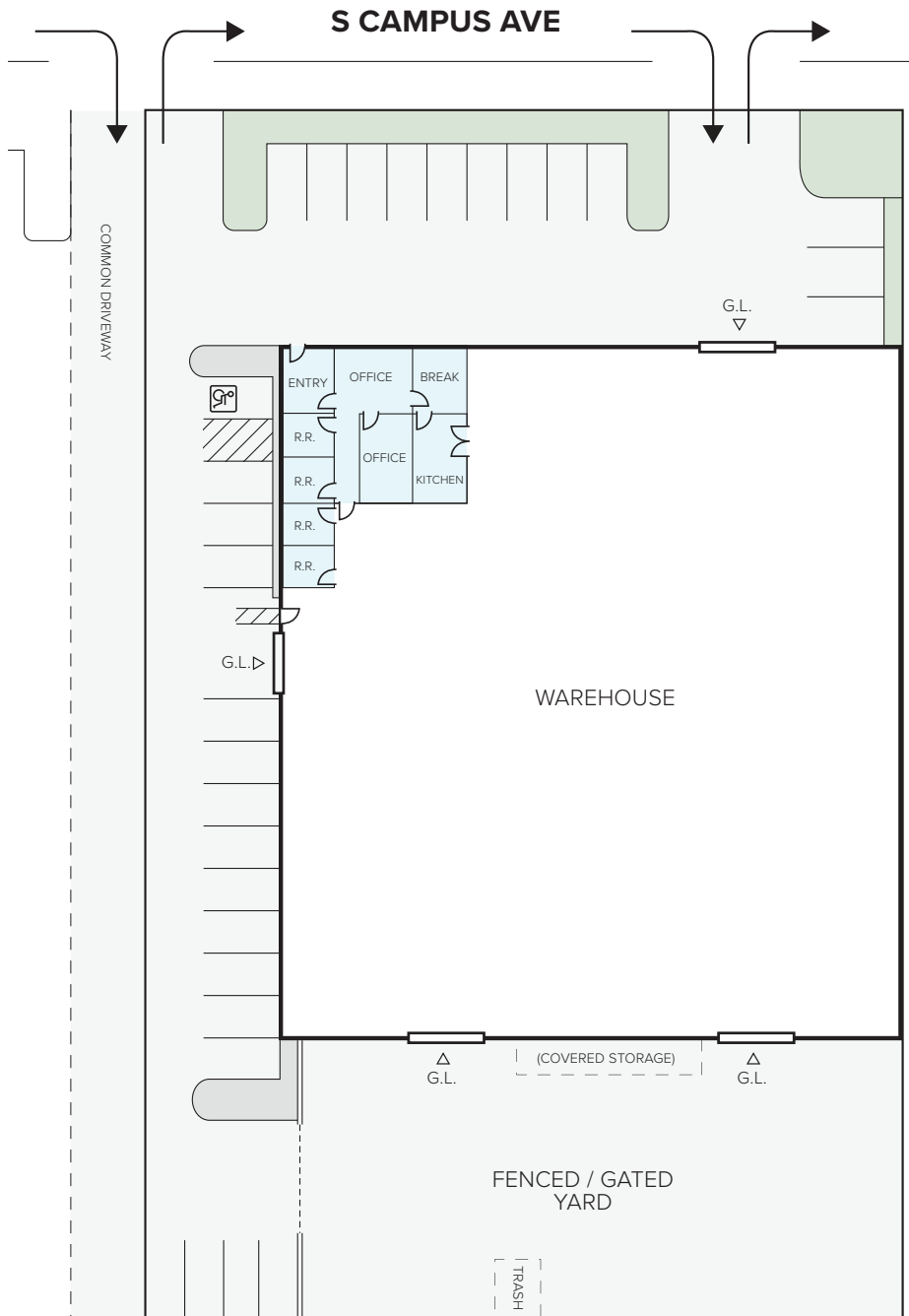
Notes: Call brokers for commission information. Buyer/Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer/Tenant to obtain business license and confirm zoning and use prior to waiver of contingencies.

FOR
SALE
OR
LEASE

±22,400^{SF} INDUSTRIAL BLDG ON ±48,269^{SF} OF LAND
1705 S CAMPUS AVE | ONTARIO, CA 91761

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



BUILDING DETAILS

OFFICE SF	±1,360 SF
WAREHOUSE SF	±21,040 SF
TOTAL SF	±22,400 SF
LAND SF	±48,269 SF



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

FOR MORE INFORMATION, PLEASE CONTACT



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