

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 ($\pm 13.5'H \times \pm 11.5'W$)
 Fenced/Gated Rear Yard w/ Covered Storage
 Minimal Office SJ. / Delivered Vacant at COE

Lease Rate/Mo:	\$22,848	Sprinklered:	Yes	Office SF / #:	1,360 SF / 3
Lease Rate/SF:	\$1.02	Clear Height:	18'-20'	Restrooms:	4
Lease Type:	NNN / Op. Ex: \$0.28	GL Doors/Dim:	4 / 13.5'Hx11.5'W	Office HVAC:	Heat & AC
Available SF:	22,400 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	22,400 SF	A: 1000 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	1.11 Ac / 48,269 SF	Construction Type:	TIFF UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1982	Include In Available:	No
Sale Price:	\$6,995,000.00	Whse HVAC:	No	Possession:	COE
Sale Price/SF:	\$312.28	Parking Spaces:	28 / Ratio: 1.3:1/	Vacant:	No
Taxes:	\$69,988 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Manufacturing	Market/Submarket:	IE West
Zoning:	IL			APN#:	1050221100000

Listing Company: Lee & Associates

Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 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.

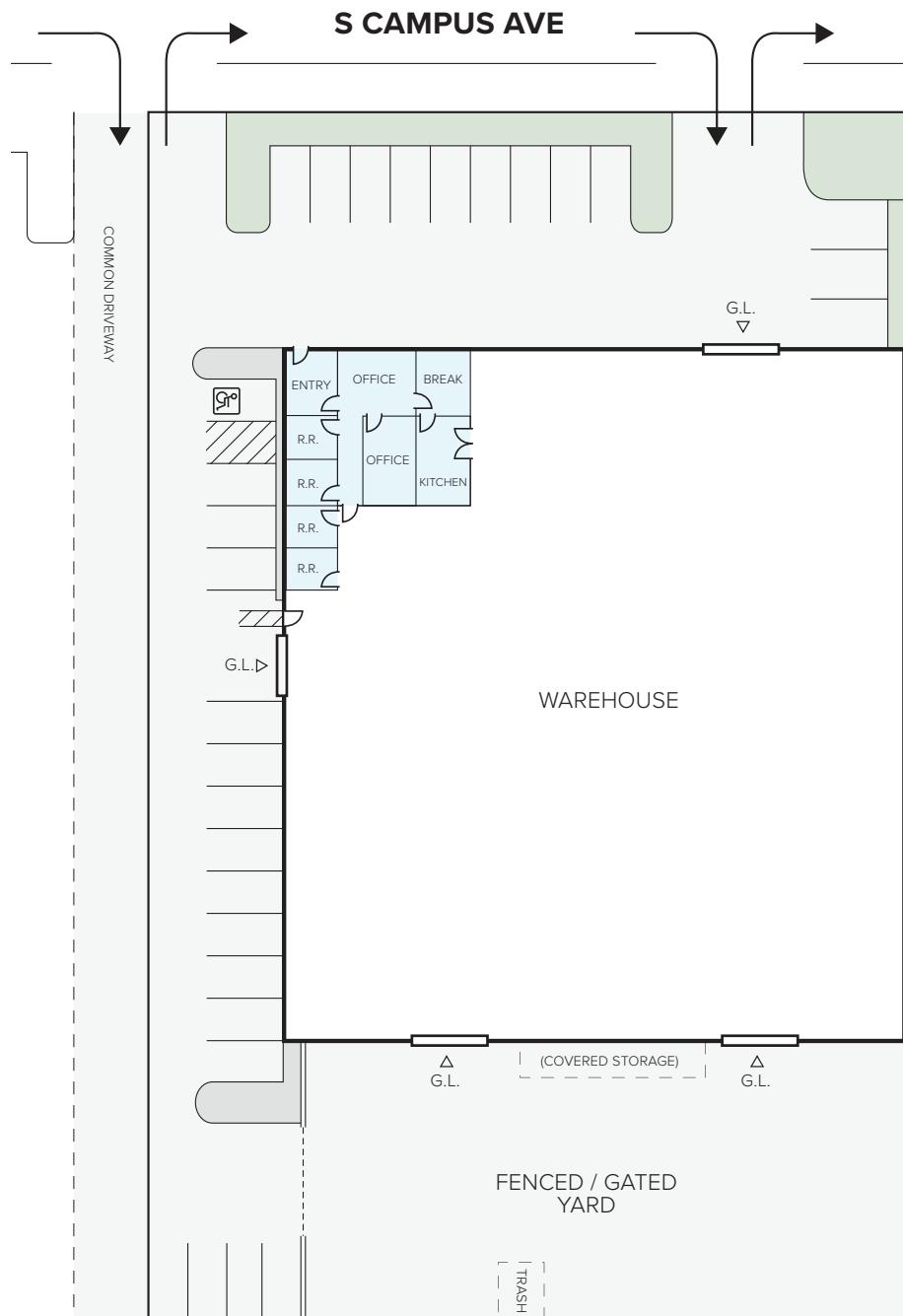


FOR
SALE
OR
LEASE

±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

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

FOR MORE INFORMATION, PLEASE CONTACT



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