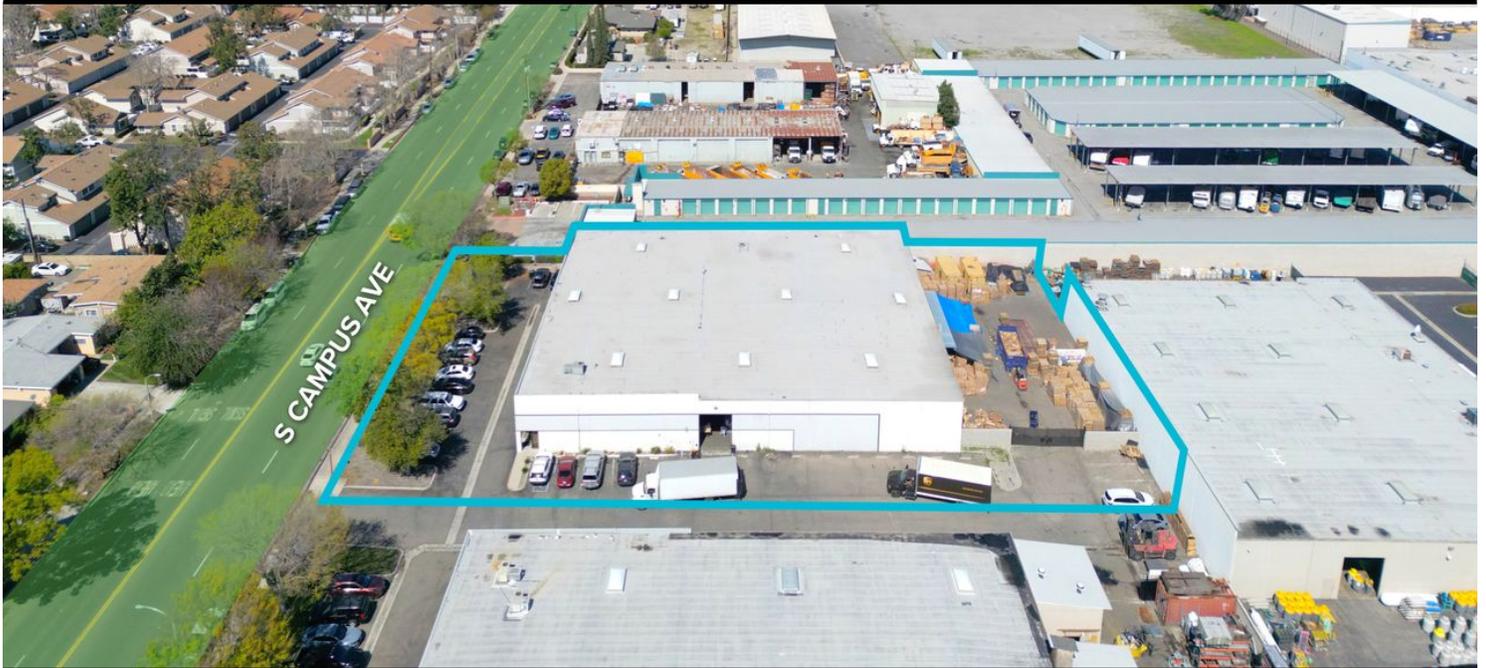


Available SF 22,400 SF

Industrial For Lease &amp; 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 Lease or Sale  
 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 SF / Delivered Vacant at COE

**Lease Rate/Mo:** \$19,712  
**Lease Rate/SF:** \$0.88  
**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:** Acceptable to Owner  
**Sale Price:** \$6,700,000.00  
**Sale Price/SF:** \$299.11  
**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:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** IE West  
**APN#:** 105022110000

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

**Listing #:** 43366014 **Listing Date:** 09/15/2025 **FTCF:** CB000N000S000

**Notes:** Existing racking installed in 2022 is not permitted, but the materials can be made a part of the transaction. 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.

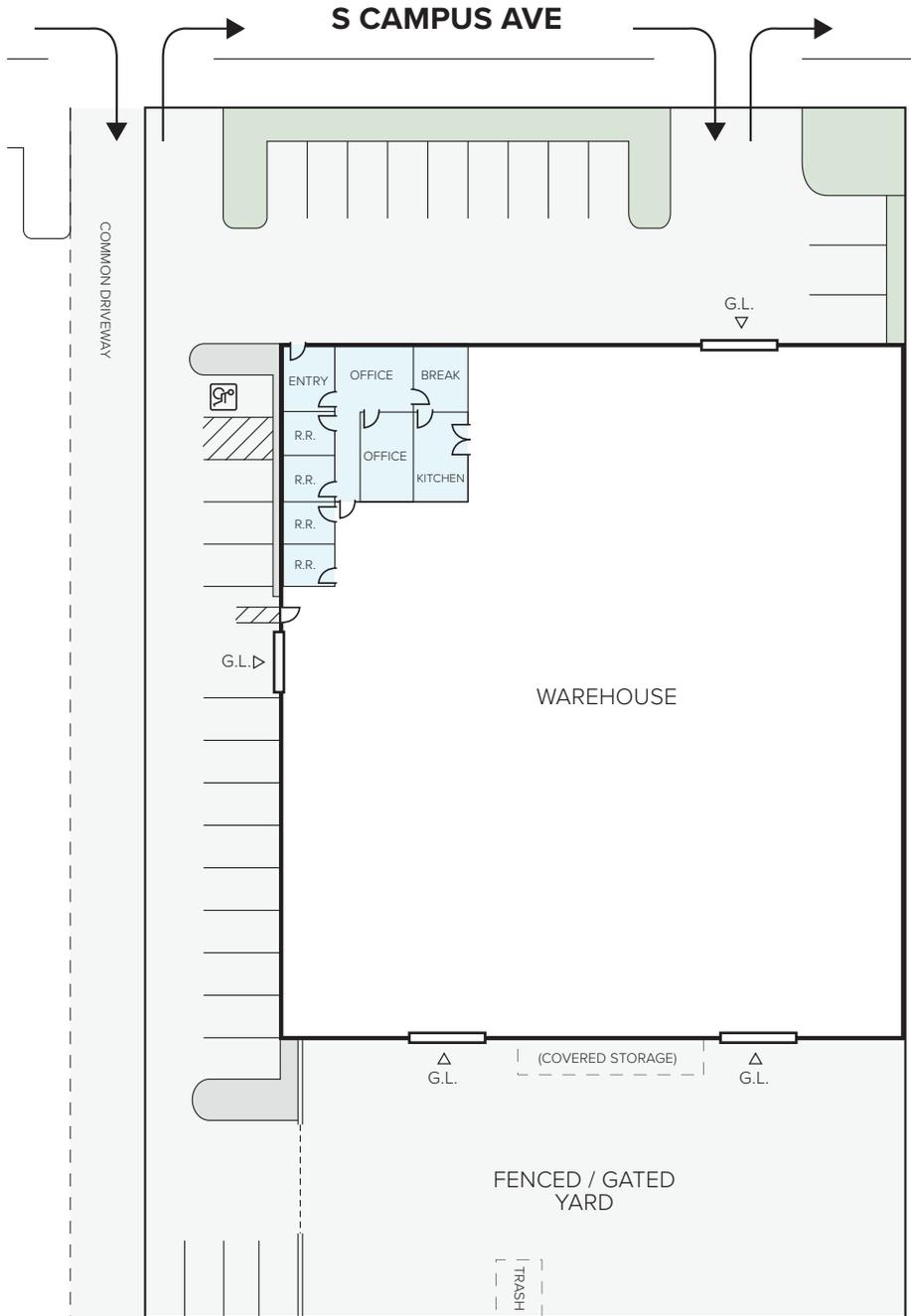


**FOR  
SALE  
FOR  
LEASE**

**±22,400<sup>SF</sup> INDUSTRIAL BLDG ON ±48,269<sup>SF</sup> OF LAND**

1705 S CAMPUS AVE | ONTARIO, CA 91761

**SITE PLAN**



BUILDING DETAILS	
<b>OFFICE SF</b>	±1,360 SF
<b>WAREHOUSE SF</b>	±21,040 SF
<b>TOTAL SF</b>	<b>±22,400 SF</b>
<b>LAND SF</b>	<b>±48,269 SF</b>



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

**FOR MORE INFORMATION, PLEASE CONTACT**



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