



OAKMONT MISSION RAMONA BUSINESS PARK

8 BUILDINGS

BLDG 1-6: ±30,197 to 41,831 SF

BLDG 7-8: ±110,507 & 187,179 SF

For More Information, please contact:

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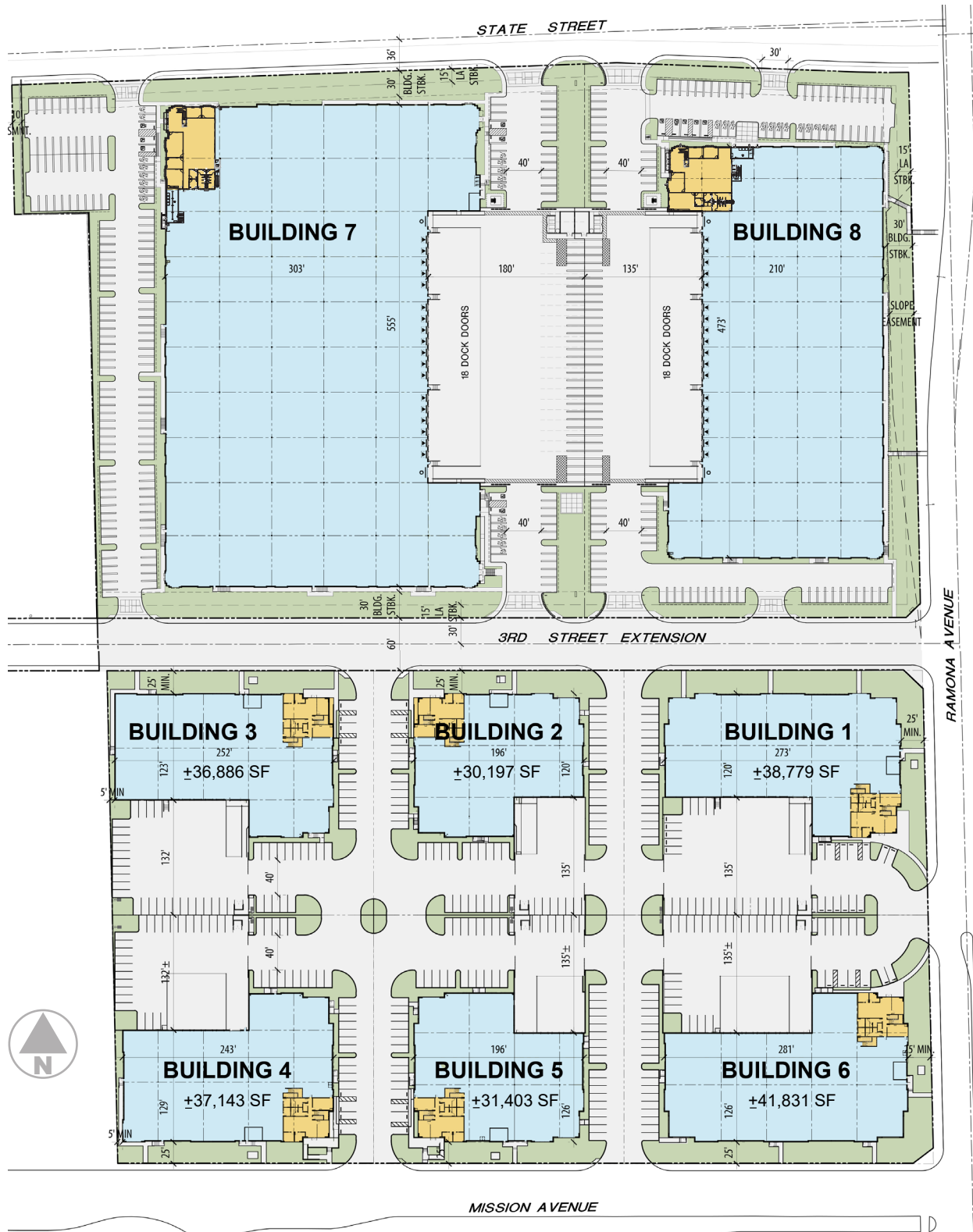
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STATE OF THE ART FEATURES

- 8-Building Master-planned Industrial Park
- Finished Ground Floor Office Suites with Finished Mezzanine Space
- Dock High and Grade Level Loading Doors
- Bldg 7-8 with 40,000-lb Mechanical Load Levelers at Every Other Door and LED Warehouse Lighting
- Clear Height: 30' (Bldg 1-6) / 32' (Bldg 7-8)
- Fenced and Secured Concrete Truck Yards
- ESFR Fire Sprinkler System
- Ample Power - 277/480V, 3P, 4W
- 6" Thick, 4,000 psi Floor Slab
- 4-ply Built-Up Roof with 15-yr NDL Warranty
- Skylights: 2.5% (Bldg 1-6) / 3% (Bldg 7-8)
- White Scrim Insulation
- Bldg 1-6 Zoned MIP (Manufacturing Industrial Park); Bldg 7-8 Zoned M1 (Limited Manufacturing)
- Close Proximity to Ontario International Airport
- Great Access to I-10, Hwy 60, Hwy 71, and I-15 Freeways

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Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



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BLDG #	1	2	3	4	5	6	7	8
Address	4486 Mission Blvd	4436 Mission Blvd	4380 Mission Blvd	4382 Mission Blvd	4438 Mission Blvd	4488 Mission Blvd	4369 State St	4471 State St
Lot Size (Acres)	2.23	1.86	1.96	1.96	1.89	2.31	8.45	5.52
Total SF	38,779	30,197	36,886	37,143	31,403	41,831	187,179	110,507
1st Flr Office SF	2,500	2,500	2,500	2,500	2,500	2,500	5,522	5,533
Mezzanine SF	2,500	2,500	2,500	2,500	2,500	2,500	5,196	5,227
DH Doors	6	4	5	4	4	6	18	18
GL Doors	1	1	1	1	1	1	2	2
Clear Height	30'	30'	30'	30'	30'	30'	32'	32'
Power (277/480 V)	800 A	800 A	800 A	800 A	800 A	800 A	1200 A	800 A
Column Spacing	60' x 52'	60' x 52'	60' x 52'	60' x 52'	60' x 52'	60' x 52'	60' x 52'	50' x 52'
Skylights	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	3%	3%
Auto Parking	55	61	59	59	62	57	215	139

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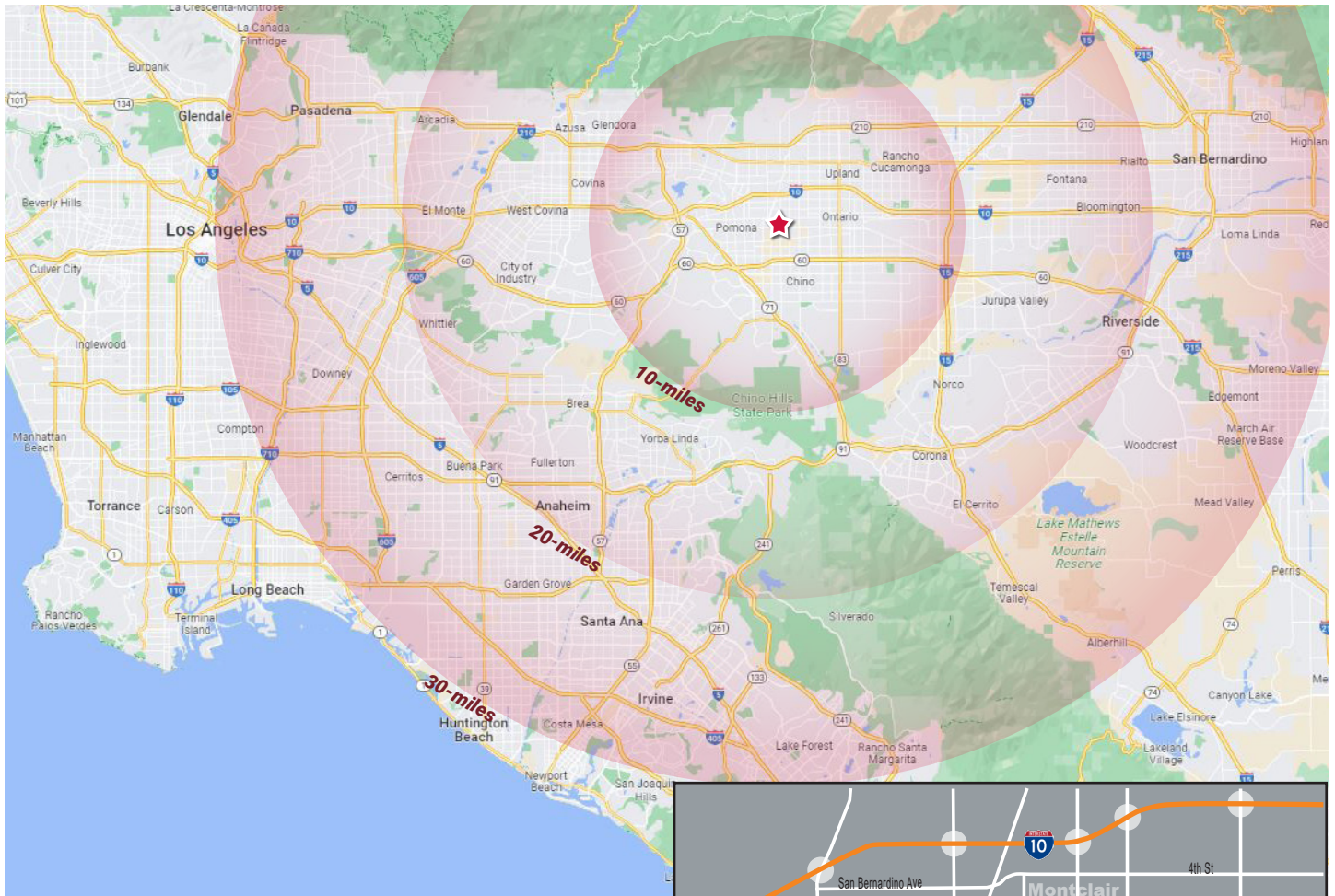
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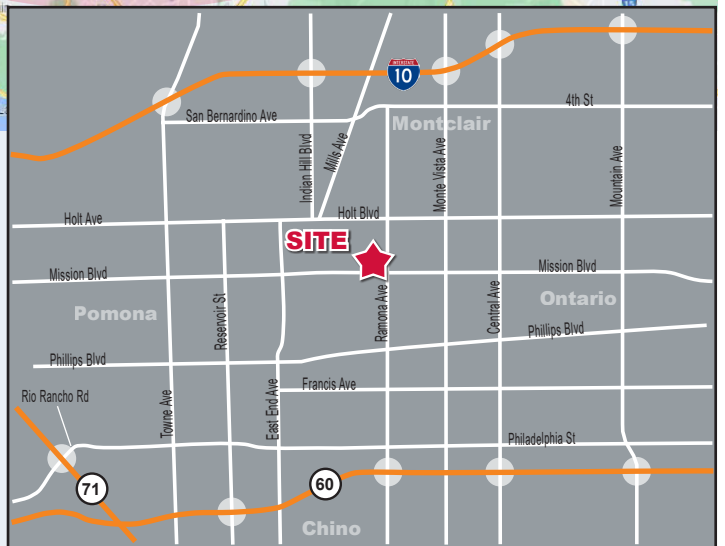
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Approximate Drive Distances:

I-10 (via Central Ave)	3.2 miles
Ontario International Airport	6.9 miles
CA-60 (via Ramona Ave)	1.9 miles
CA-71 (via Mission Blvd)	4.4 miles
Downtown Los Angeles	33 miles
John Wayne Airport	35 miles
Port of LA/Long Beach	50 miles
LAX	49 miles



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