

FOR LEASE

Building Size $\pm 6,400$ SF | Lot Size: ± 9



MANUFACTURING WAREHOUSE FOR LEASE

5425 State St, Montclair CA 91762



PROPERTY DESCRIPTION

Subject Property:	5425 State St
City:	Montclair, CA 91763
County:	San Bernardino
Buildings:	1
Building Size:	± 6,400 SF
Ground Level Doors:	1
Lot Size:	± 9,000
Property Type:	Manufacturing
Zoning:	Community Industrial (IC)
APN:	1011-261-20-0000



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HIGHLIGHTS

- **Great Ingress & Egress - Easy maneuvering for trucks and deliveries**
- **Private, Secure Yard with Separate Gated Entry**
- **3 Private Offices + 3 Restrooms - Ideal for operations and staff**
- **Ground-Level Loading Door - Easy truck access**
- **Outdoor Storage Area - Perfect for equipment or overflow**
- **Situated in a Busy Industrial Zone - High activity, ideal for logistics and light manufacturing**
- **Ideal central location with Proximity to CA-60, I-10 and I-15 freeways.**



PARCEL MAP

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



Tract No. 2403, M.B. 34/51

Ontario Outside
Tax Rate Area
98002

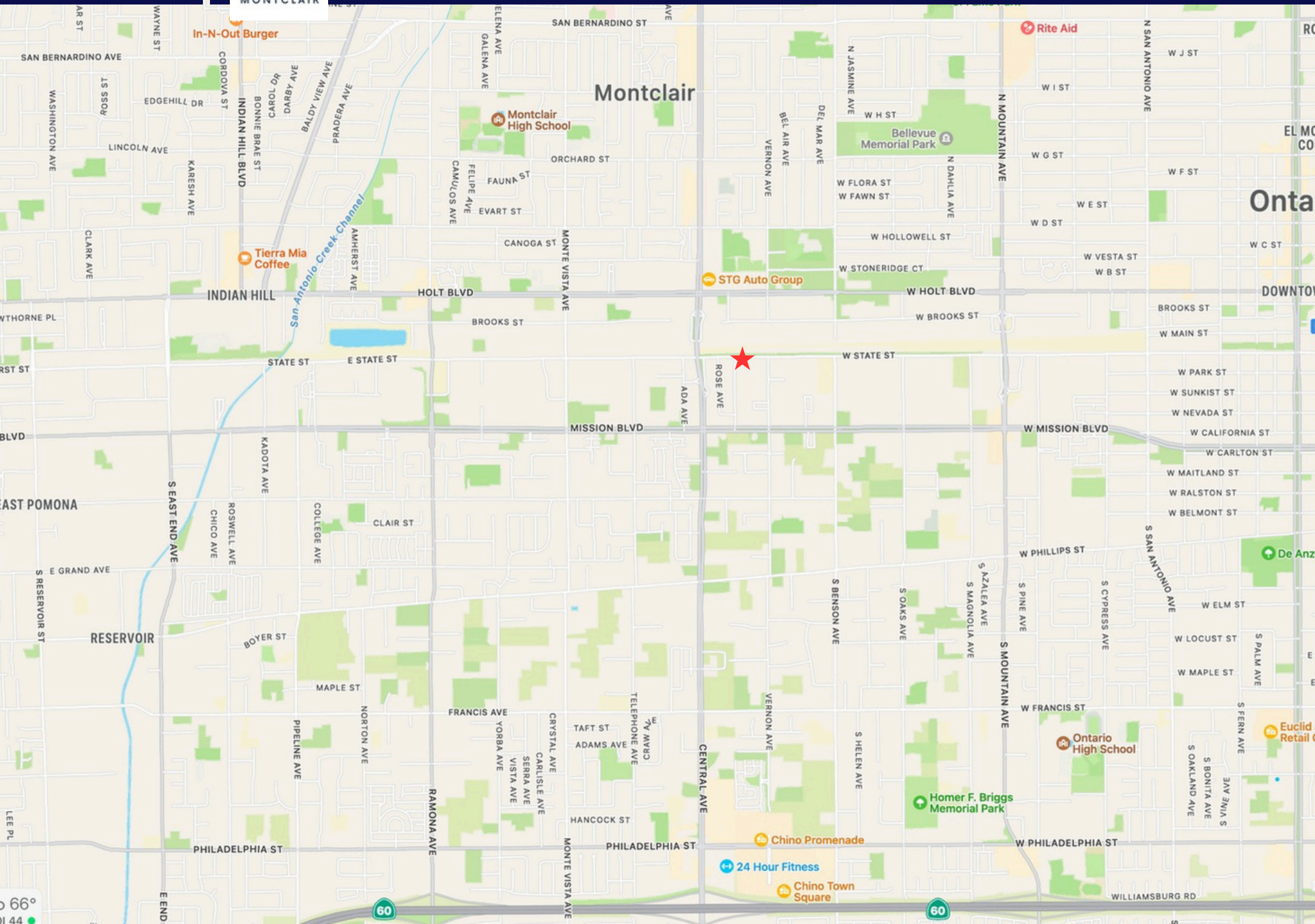
1011 - 26



AERIAL MAP



Centered around State Street and known for its industrial areas.





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