

FOR LEASE

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

RE/MAX
COMMERCIAL®

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: \pm 6,400 SF

Ground Level 1

Doors:

Lot Size: \pm 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

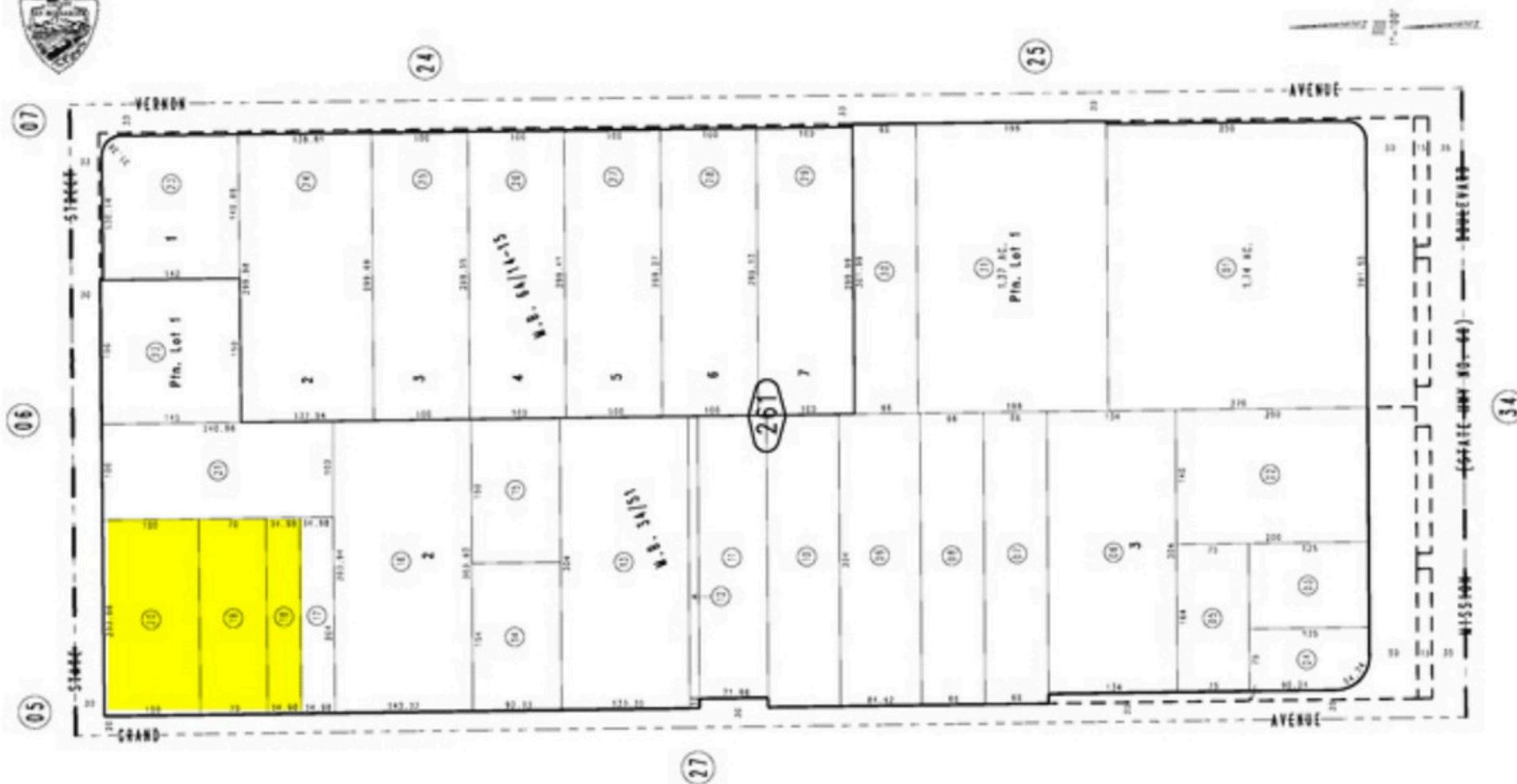
THIS IS A PRACTICE TEST ONLY.



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

Ontario Outside
Tax Rate Area
98002

1011 - 26



November 2004

Project No. 4973, W.M. 64/14-15

Pln. N.E.1/4, Sec. 26
T.1S., R.8W.

Assessor's Map
Book 1011 Page 26
San Bernardino County

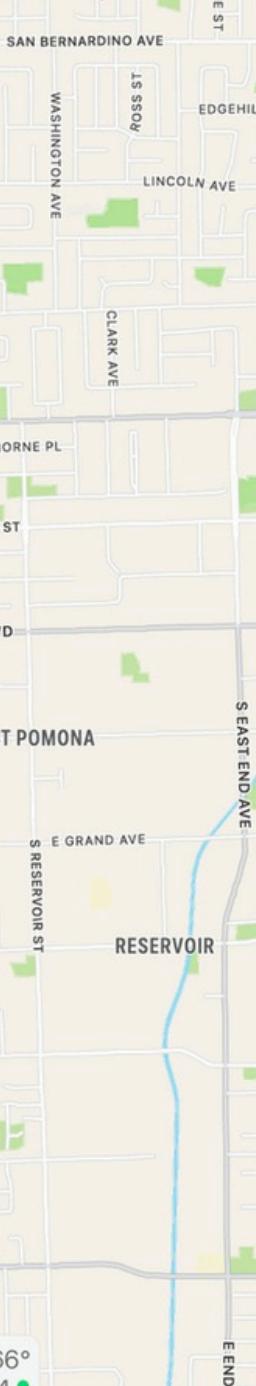


Centered around State Street and known for its industrial areas.

AERIAL MAP



10
AERIAL MAP





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