



±72,849 SF - FREESTANDING BUILDING

PROPERTY HIGHLIGHTS

- » Immediate Access to Ontario International Airport, UPS Western Region Air Hub & UPS
- » Property Renovations completed in December 2023 - Move in Ready Condition
- » Strategic advantage of an Inland Empire population base of over 4.5 million people and the Greater Southern California region with population base of over 25 million people



±72,849 SF Total Building Area



±5,166 Square Feet of 2-Story Office Space



Major Street Visibility

RYAN MOORE

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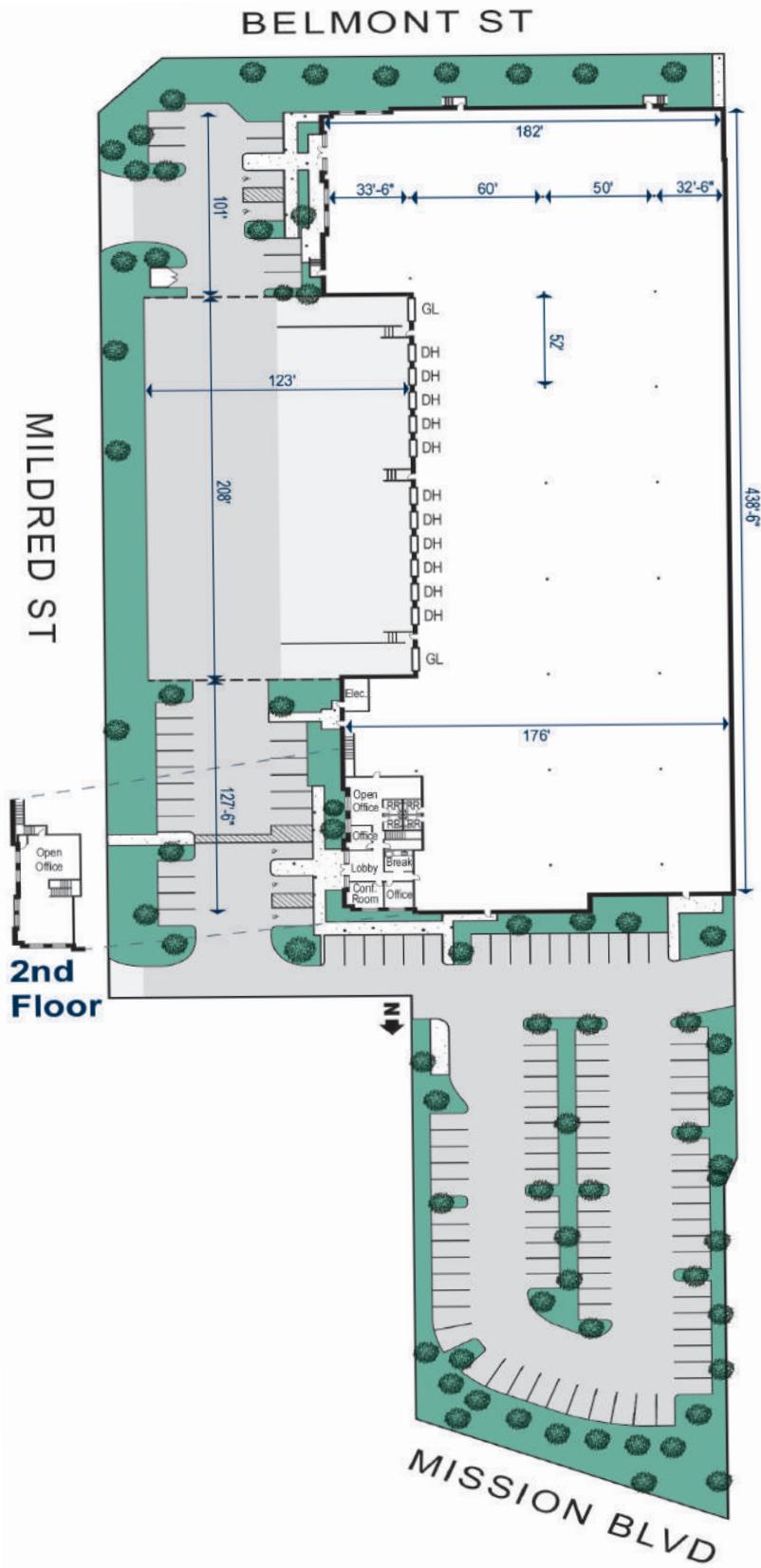
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REAL ESTATE SERVICES

 **StaleyPoint**
CAPITAL

PROPERTY FEATURES

1020 Mildred Street, Ontario, California

- » ±72,849 SF Building
- » ±5,166 SF of 2-Story Office
 - » 1st Floor Office: 2,497 SF
 - » Mezzanine Office: 2,669 SF
- » ±67,683 of Warehouse Space
- » 11 Dock High Loading Doors with Edge Levelers
- » 2 Drive In Loading Doors
- » 28' Warehouse Clear Height (Verify)
- » 112 Auto Parking Stalls
- » K 16.8 ESFR Sprinkler System (Verify)
- » Secured Truck Yard
- » 800 Amps 277/480 Volt Power (Verify)
- » New LED High Bay Warehouse Lighting
- » Close Proximity to Ports of Long Beach and Los Angeles
- » Directly across the street from Ontario International Airport
- » In close proximity to 60, 10 and 15 freeways



LOCATION HIGHLIGHTS

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TO LOS ANGELES
INT. AIRPORT (LAX)

55.7
MILES



TO JOHN WAYNE
AIRPORT (SNA)

43
MILES



TO LONG BEACH
AIRPORT (LGB)

50
MILES



TO ONTARIO INT.
AIRPORT (ONT)

2.3
MILES



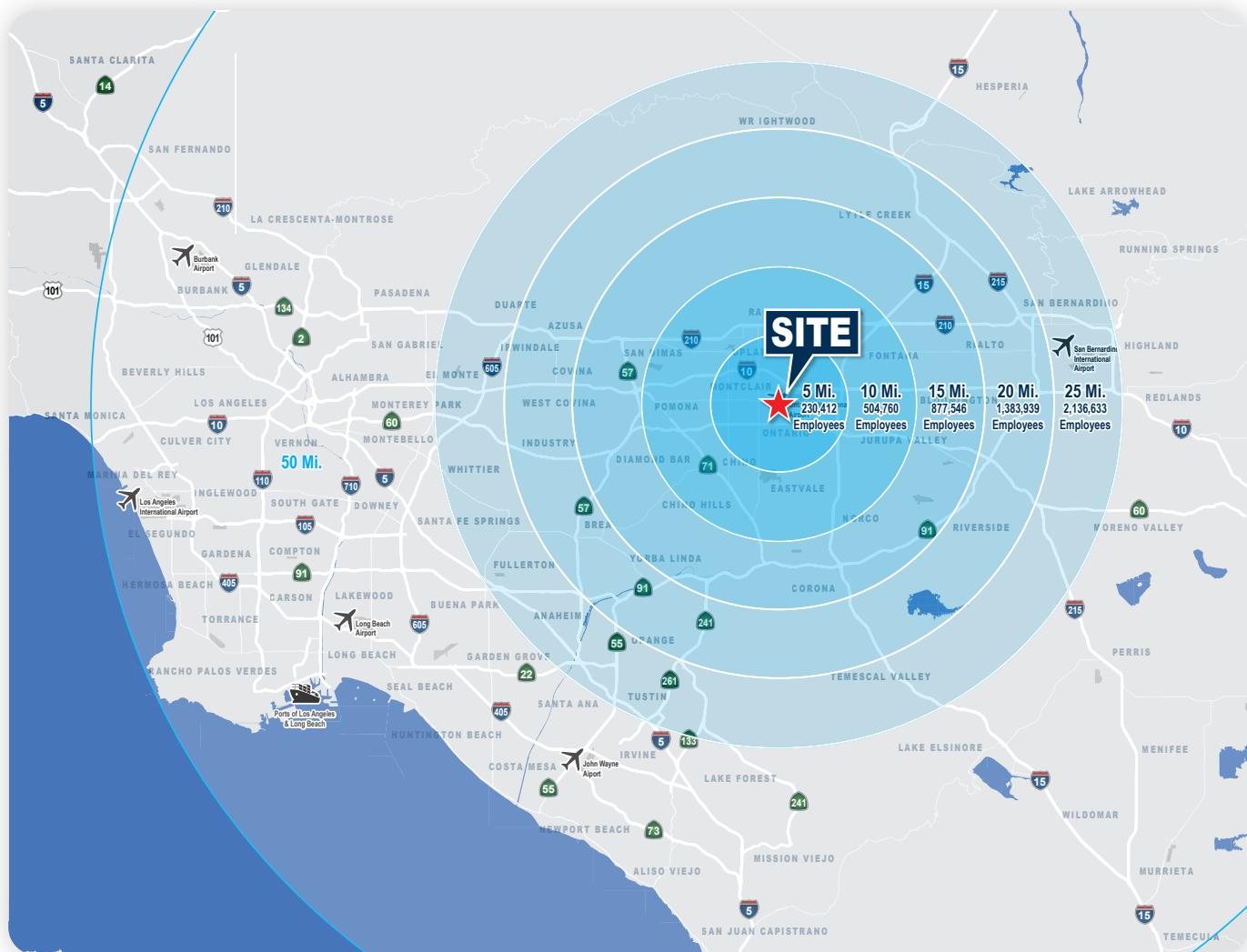
TO THE PORTS OF LOS ANGELES AND LONG BEACH

54.3
MILES

DEMOGRAPHICS

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2025 CONTAINER DRAYAGE RATES

Carson	\$622	Moreno Valley	\$939
Chino	\$825	Ontario	\$825
City of Industry	\$735	Perris	\$939
Commerce	\$690	Rancho Cucamonga	\$825
Corona	\$803	Redlands	\$939
Eastvale	\$803	Rialto	\$894
Lake Elsinore	\$1,000	Riverside	\$871
Fontana	\$894	San Bernardino	\$916

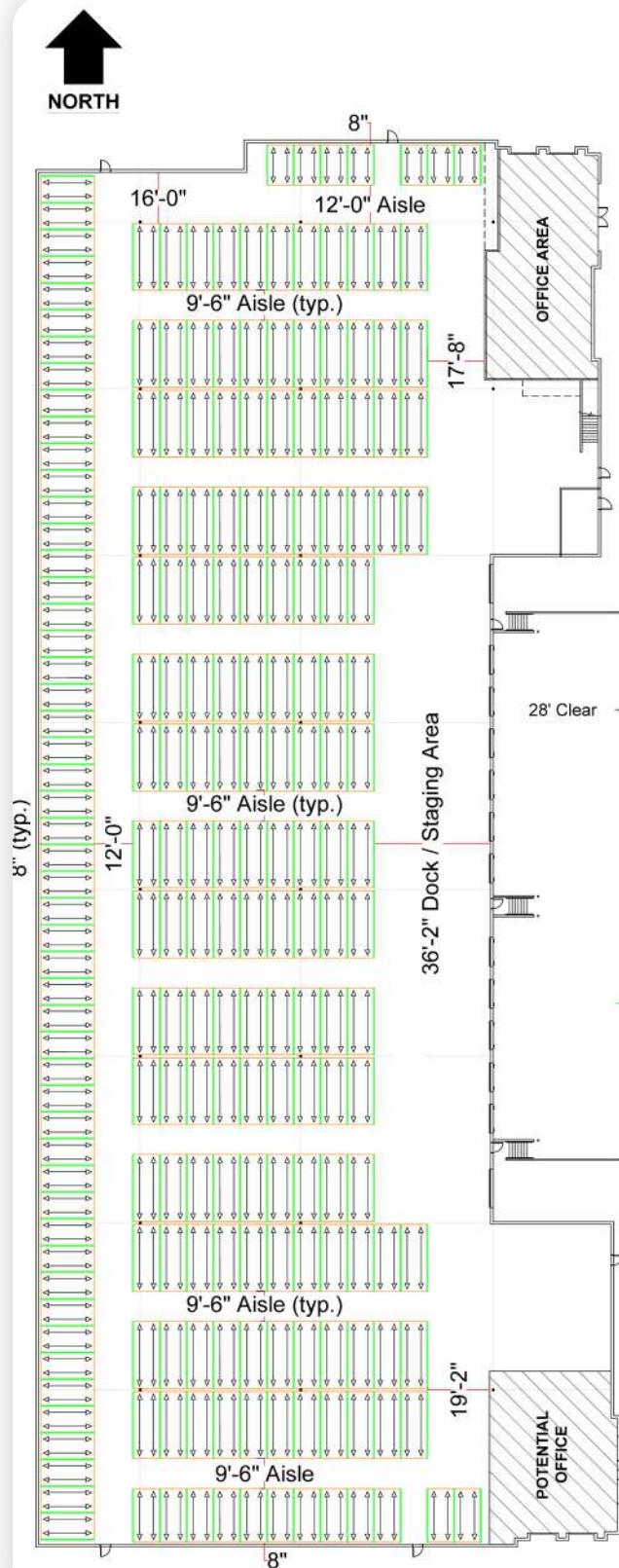
Rates provided by WCL Consulting

Rates include base rate, fuel surcharge, chassis rental - 5 days

SAMPLE RACKING PLAN

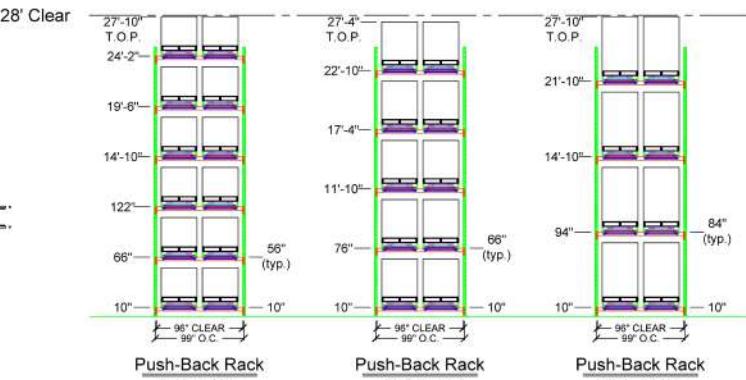
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28' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
219	38"	12,216
	48"	10,180
	66"	8,144



CATALINA MATERIAL HANDLING

RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B * Garden Grove, CA 92841
Tel: (562) 997-1911 * Email: sgraham@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

ABOUT THE OWNER

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40 YEARS OF EXPERIENCE INVESTING ACROSS THE WEST COAST

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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