



CBRE

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E. Francis Street

ONTARIO, CA 91761

CALL FOR INFORMATION

NOW FOR SALE

58,929 TOTAL RSF ON 4.62 ACRES  
FREESTANDING | LARGE YARD | HEAVY POWER

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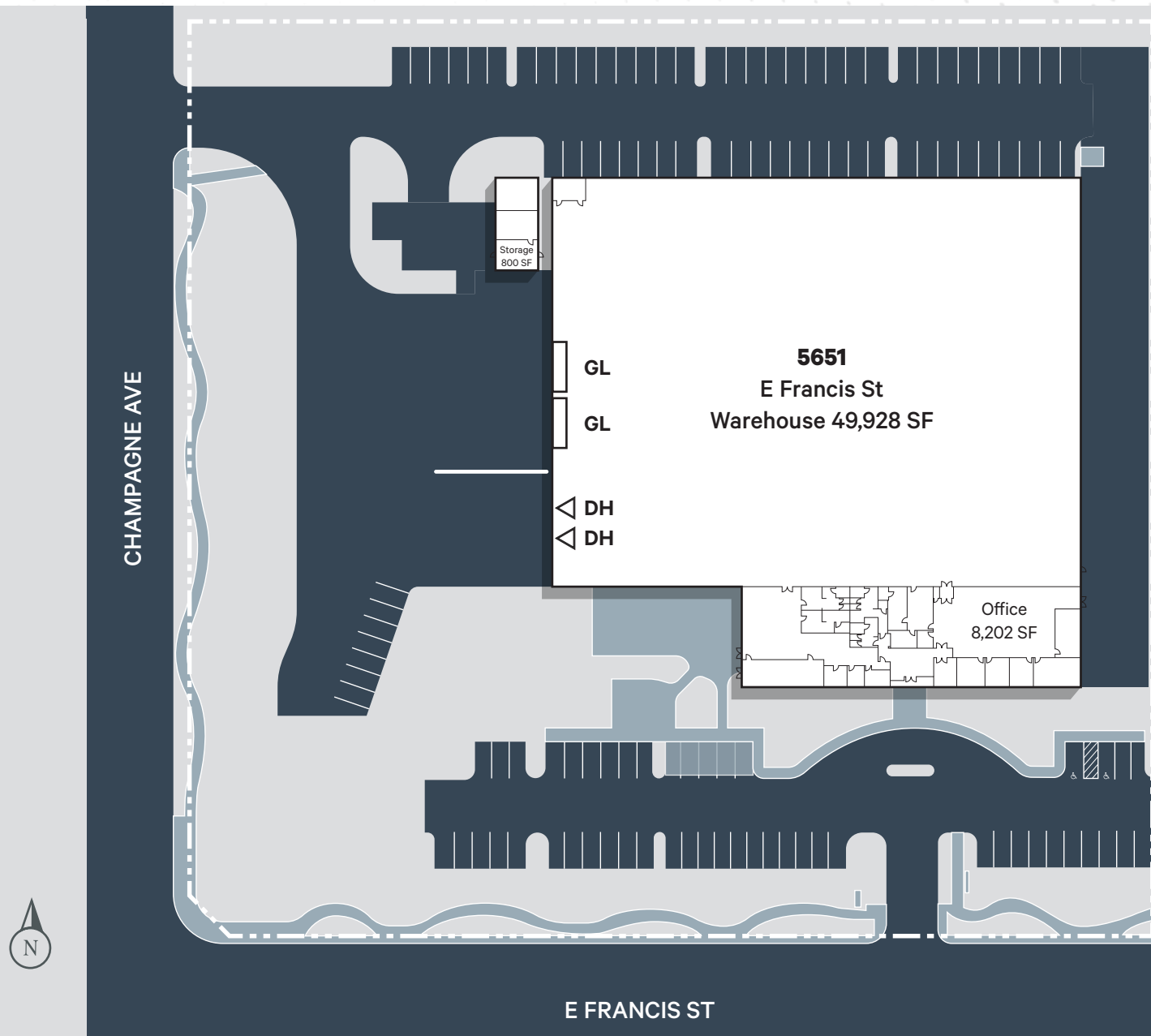




# BUILDING HIGHLIGHTS

TOTAL SIZE	58,929 RSF
OFFICE AREA	8,202 SF
LAND AREA	4.62 Acres
COVERAGE	29%
CLEAR HEIGHT	23' Minimum Warehouse Clear Height
LOADING	2 DH Doors   2 Oversized GL Doors (14' x 24')
YEAR BUILT	1988
PARKING	113 Auto Parking Spaces (Expandable)
SPRINKLERS	Dual 0.16 GPM / 1500 SF Sprinkler Risers
POWER   SOLAR (User to Verify)	2,000 Amps 277-480V 3-Phase Power   Supported by 1,003 Additional Liquid Crystal Solar Panels (Roof-Mounted and Carport) Generating up to an Additional 271 Amps @ 480 Volts (480-VAC, 3-Phase, 225-kW Output)
YARD AREA	130 Linear Feet Deep Private Yard
ZONING	IH. Heavy Industrial Zoning Designation (City of Ontario) Allows for a Myriad of Outdoor Storage Applications (Contact Broker for More Information)
ADDITIONAL STORAGE BUILDING	An Additional 800 SF Self-Contained Concrete Storage Building Adjacent to Building and Located in Yard Area

# SITE PLAN | 58,929 TOTAL RSF





# PROPERTY PHOTOS





RANCHO  
CUCAMONGA

# AREA MAP

Ontario  
International  
Airport

S MILLIKEN AVE

E JURUPA ST

FONTANA  
GATEWAY

MARLAY AVE

S ETIWANDA AVE

SOUTHRIDGE  
VILLAGE

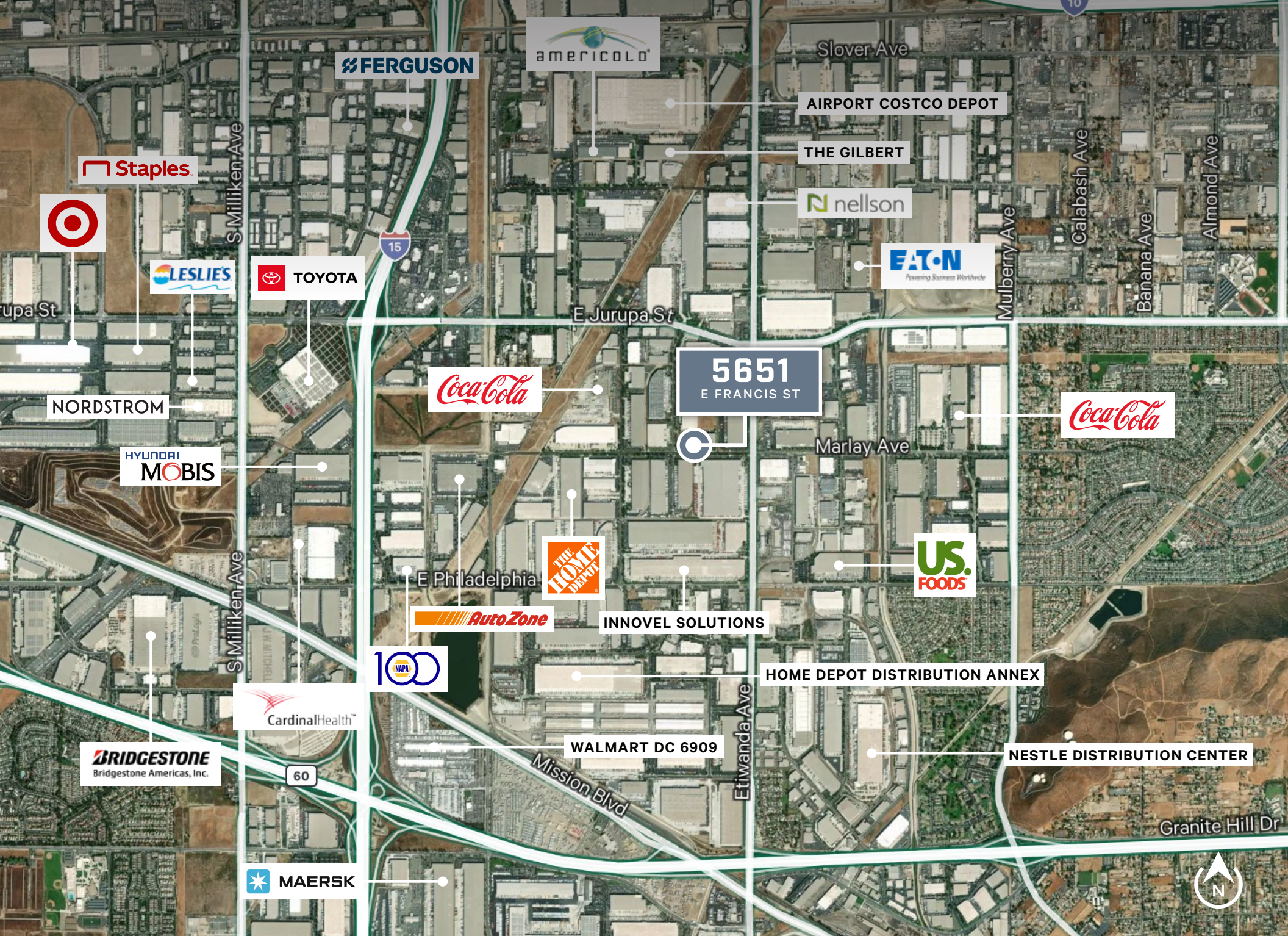
MISSION BLVD

5651  
E FRANCIS ST

60

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# MARKET OVERVIEW

## ABOUT THE IE | ONTARIO

The Inland Empire industrial sector is the primary driver of commercial real estate momentum in Southern California as ample development opportunities and proximity to the San Pedro Bay port complex make the market a premier Big Box locale for major logistics, e-commerce, and retail tenants.

Ontario offers unparalleled access to major transportation arteries, including key freeways and rail lines, ensuring seamless distribution throughout the region and beyond. The city's robust infrastructure, featuring readily available heavy power and designated heavy industrial zoning, streamlines operations and minimizes logistical complexities. Benefit from a skilled workforce and a business-friendly environment that fosters growth and efficiency. Ontario provides the ideal combination of location, infrastructure, and supportive environment for your industrial operations, maximizing your return on investment.

## INDUSTRIAL MARKET FUNDAMENTALS AT-A-GLANCE:

**DEVELOPMENT IS CONSTRAINED:** Current development activity is reporting a multi-decade low as only 9.5 million sq. ft. of space is under construction in the IE Core (as of the end of Q1 2025) signaling very little new supply on the horizon, especially in the sub-100K size class.

**SALES ANALYSIS:** User sale volume totaled 1.1 million sq. ft. in the Inland Empire in Q1 2025. Across investment and user sales, \$423.7 million transacted, including the largest user sale in the IE since Q2 2021. Investors are stepping off the sidelines as pre-sale activity on sizeable portfolios in the Inland Empire suggest institutions are well-capitalized and moving on real estate acquisitions.

**NET ABSORPTION & LEASING ACTIVITY:** The Inland Empire recorded 3.6 million sq. ft. of positive absorption in Q1 2025, driven by strong leasing in the 100,000 to 249,000 sq. ft. building size range in both the IE East and IE West. As space in the IE West is absorbed, tenants searching for affordable rents are now pushing back into the IE East, spurring robust activity and positive absorption.



AVERAGE HOME VALUE **\$678,396** UP 4.0% PAST YEAR (ZILLOW)

ONTARIO AIRPORT PASSENGERS **7.1 MILLION** PER YEAR (2024) 27% MORE THAN IN 2019

## LARGEST ONTARIO TENANTS: (INDUSTRIAL)

TENANT	SPACE COUNT	TOTAL SF OCCUPIED
The Home Depot	4	4,666,049
Uline	2	1,995,049
Amazon	2	1,815,096
Costco Wholesale	1	1,613,290
VF Corporation	1	1,197,339



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