



3325 Shelby St

Ontario, California 91764

Property Highlights

- 9,600 SF Free Standing Concrete Tilt Up Warehouse
- 3,150 SF of High End Office. Can Be Delivered Fully Furnished.
- Excess Parking, 1.30 Acre Parcel
- Gated Wrap Around Yard
- 15' Minimum Clearance in Warehouse
- One (1) Grade Level Door
- 400 Amps 120/208 Volt Power
- Perfect For a Service Contractor, School, and Some Retail/ Commercial Uses

OFFERING SUMMARY

Sale Price:	\$265.00 / SF
Lease Rate:	\$1.22 SF/month (NNN)
Number of Units:	1
Lot Size:	1.3 Acres
Building Size:	9,600 SF

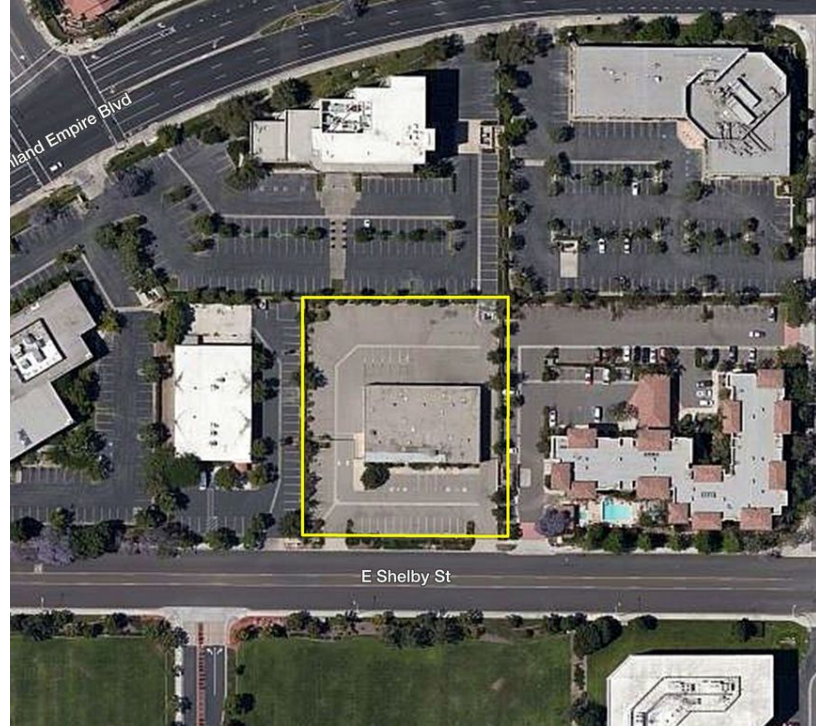
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,885	22,704	86,122
Total Population	4,518	68,824	280,101
Average HH Income	\$59,398	\$66,640	\$75,749

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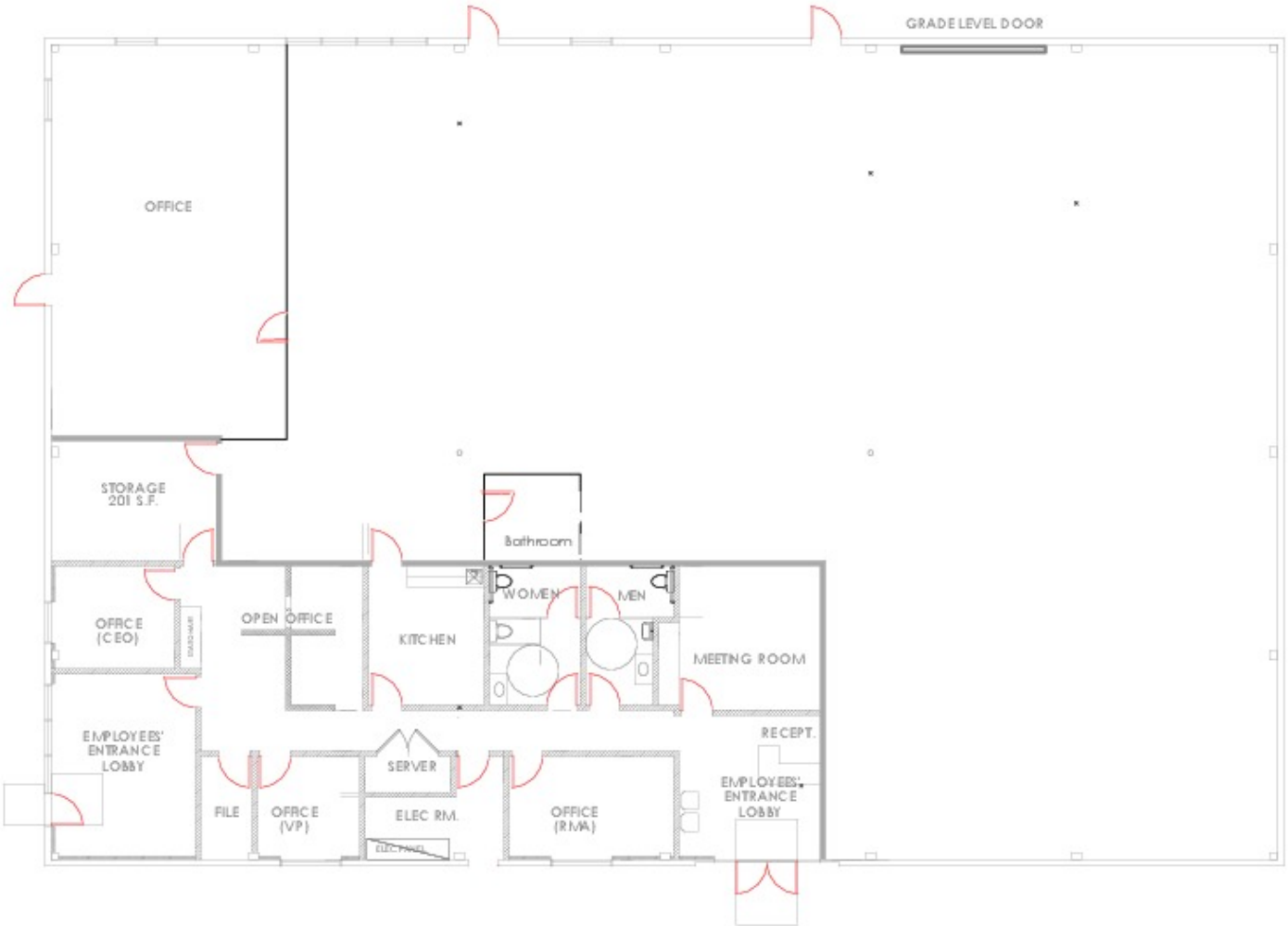


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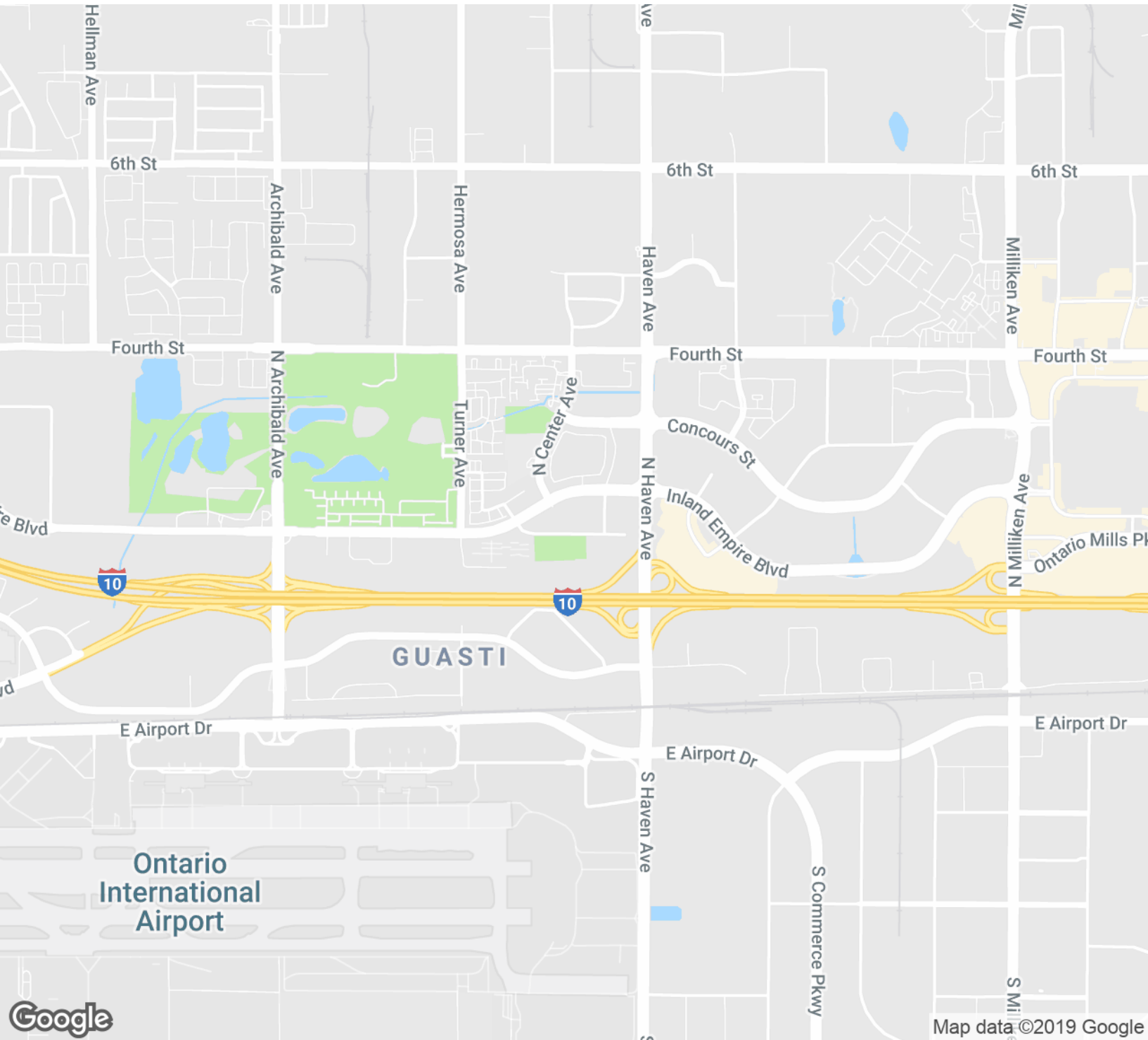
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Building Plan





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