

# 5255 STATE ST

Montclair, CA 91763

INDUSTRIAL PROPERTY  
FOR LEASE

## PROPERTY DESCRIPTION

Discover the perfect location for your business at 5255 State St, Montclair, CA, 91763. This attractive property offers a prime commercial leasing opportunity with spacious, versatile floor plans suitable for a wide range of uses. With ample parking and excellent visibility, this property is poised to provide your business with the exposure it needs to thrive. Take advantage of the modern amenities, professional environment, and convenient access to major transportation routes.

## PROPERTY HIGHLIGHTS

- - Large Fenced and Covered Yard
- - Ample parking for tenants and visitors
- - Excellent visibility for businesses
- - Convenient access to major transportation routes
- - Attractive and well-maintained property

## LOCATION DESCRIPTION

Located in the Unincorporated area of Montclair and under the jurisdiction of the County of San Bernardino. The property sits 2 miles north of the I-60 Freeway and 1.5 miles south of the I-10 freeway off the Central Ave Exit.

## OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (MG)
Available SF:	6,636 SF
Lot Size:	6,636 SF
Building Size:	864 SF

TONY M. GUGLIELMO, CCIM

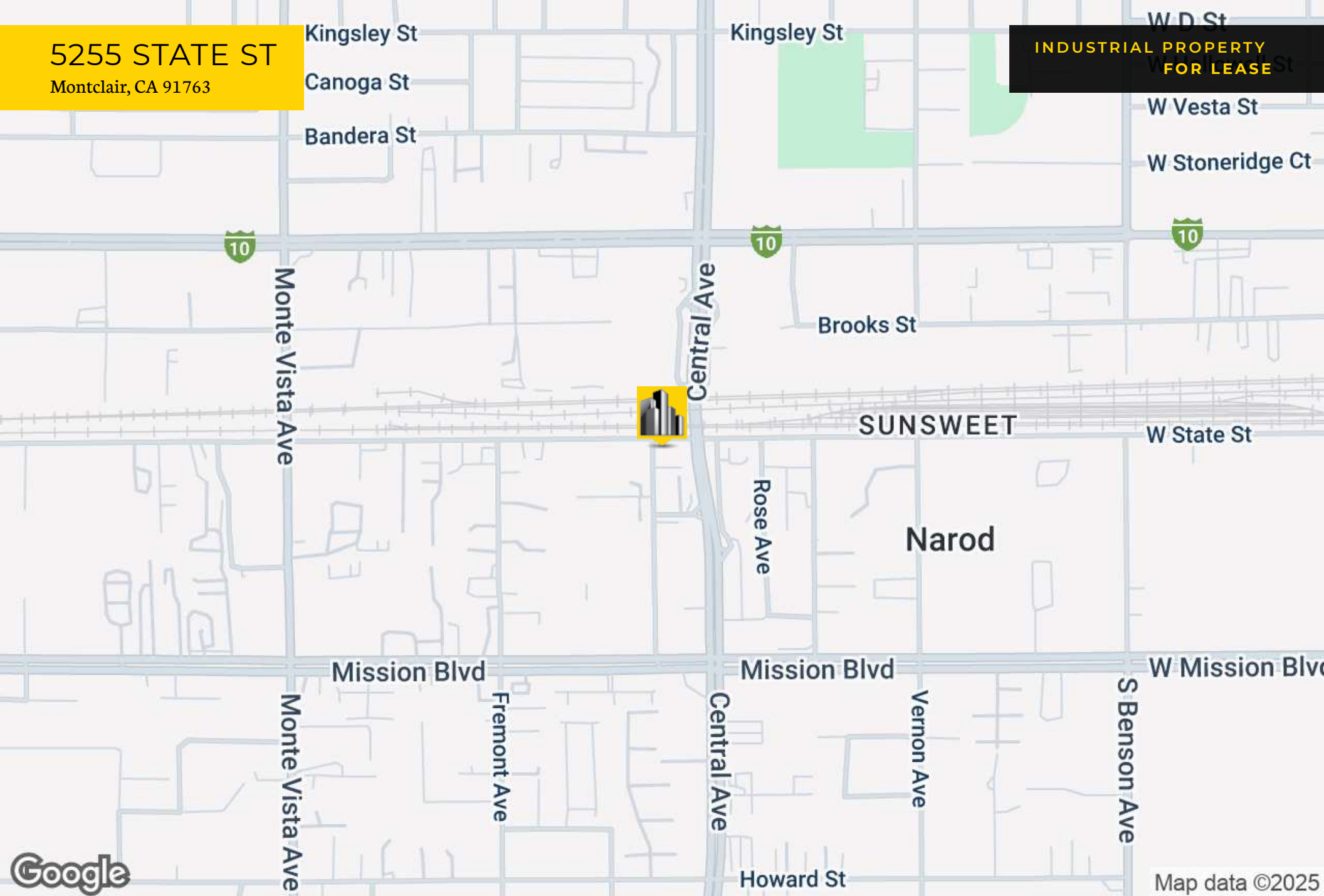
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CalDRE #01301532



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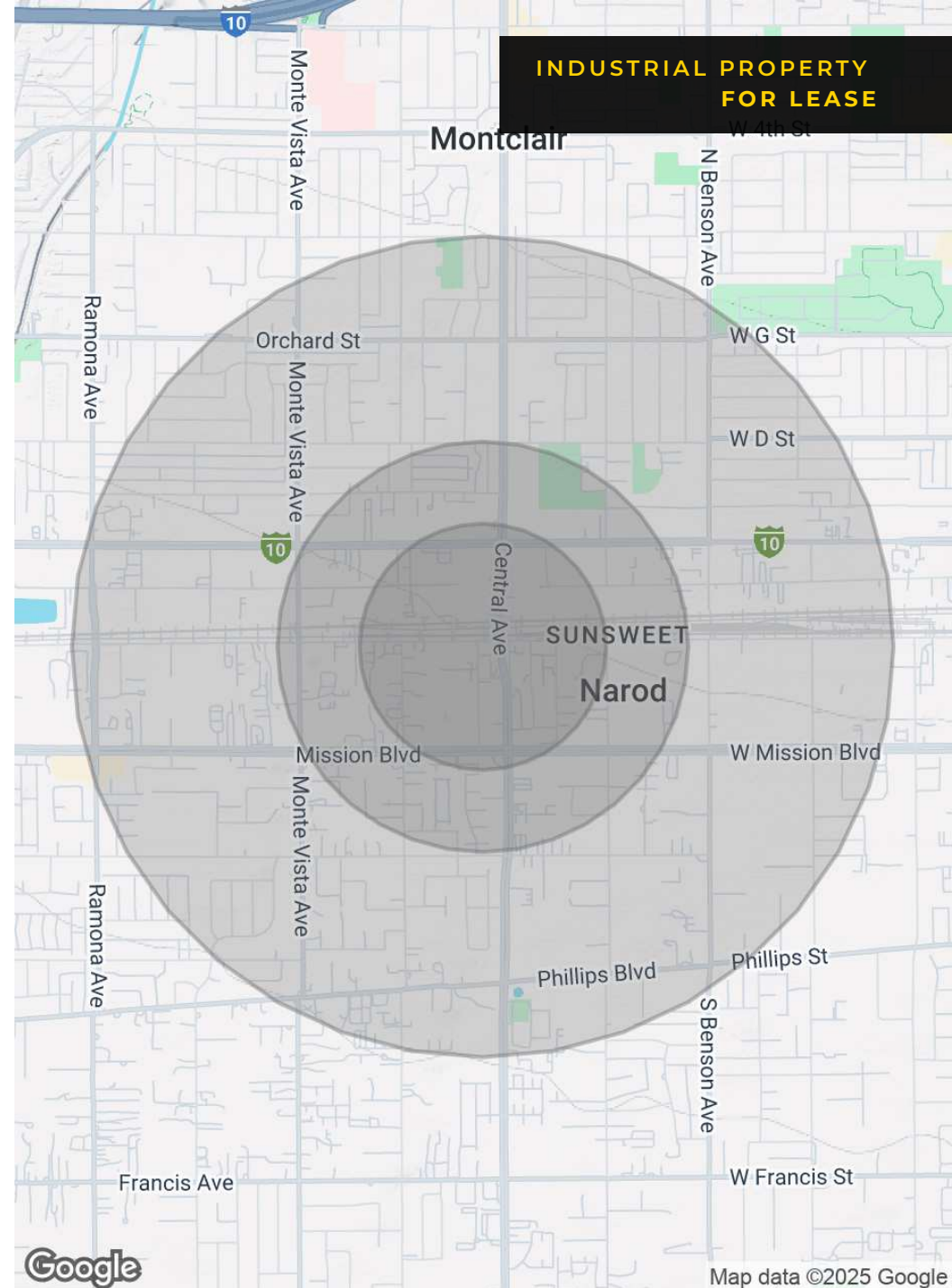


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	712	4,208	19,438
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	202	1,182	5,291
# of Persons per HH	3.5	3.6	3.7
Average HH Income	\$99,203	\$92,249	\$96,909
Average House Value	\$733,248	\$680,311	\$653,919

Demographics data derived from AlphaMap



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