

MAJOR PRICE REDUCTION
\$265 PSF



FOR SALE | ±38,000 SF INDUSTRIAL BUILDING

5001 ONTARIO MILLS PKWY.

ONTARIO | CA 91764



DO NOT DISTURB TENANT. FOR MORE INFORMATION, CONTACT:

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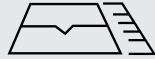
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PROPERTY HIGHLIGHTS



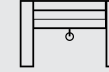
**±38,000 SF
BUILDING**



**±2.05 AC
PARCEL**



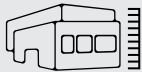
**±8,345 SF
OFFICE SPACE**



**THREE (3) DOCK HIGH DOORS
(FOURTH DH DOOR POSSIBLE)**



**ONE (1)
GROUND LEVEL DOOR**



**28'
CLEAR HT (VERIFY)**



**400A, 277/480V
POWER (VERIFY)**



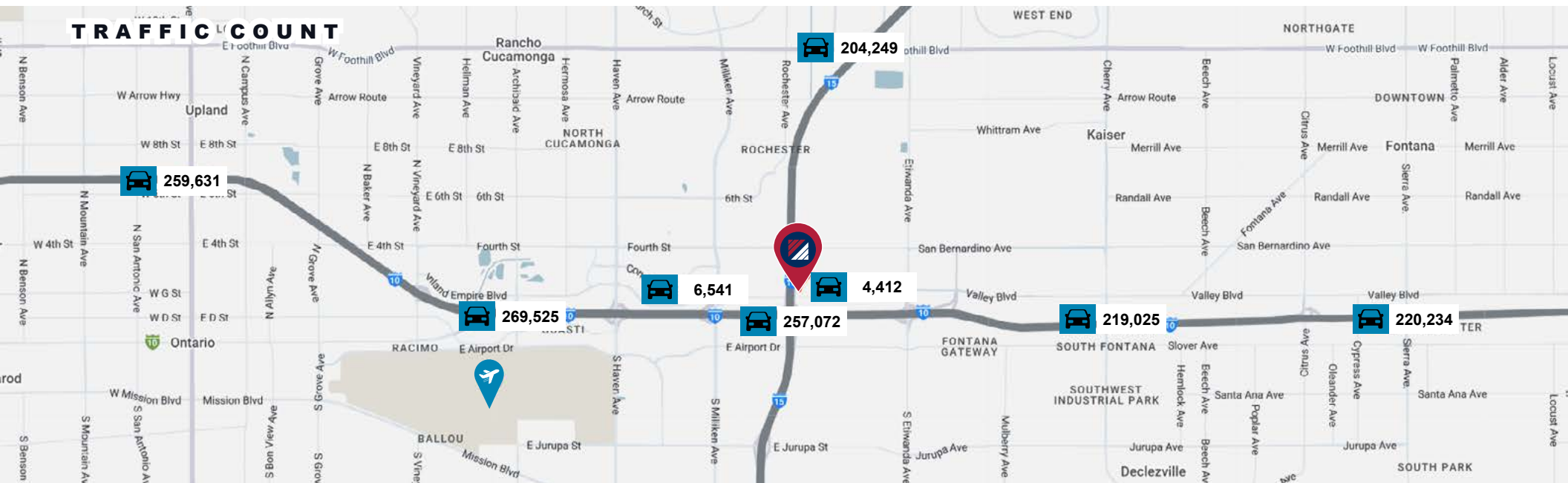
**ESFR
SPRINKLERS**



**IG
ZONING**



**10 & 15 FWY
VISIBILITY**



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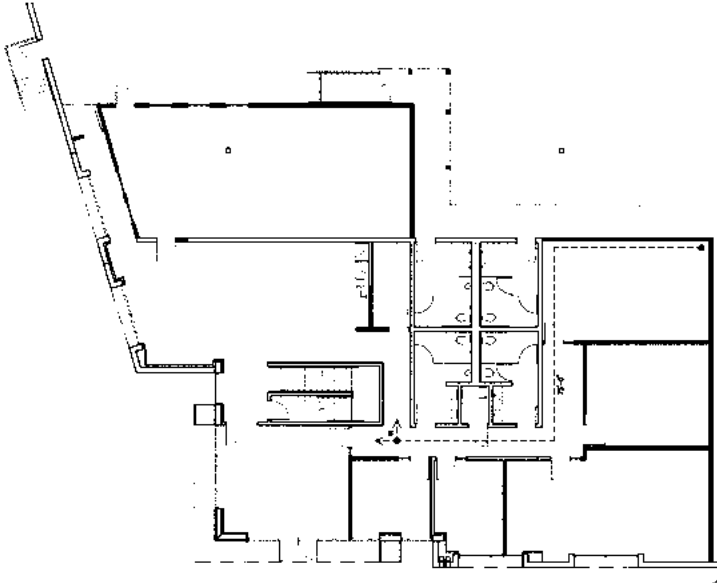
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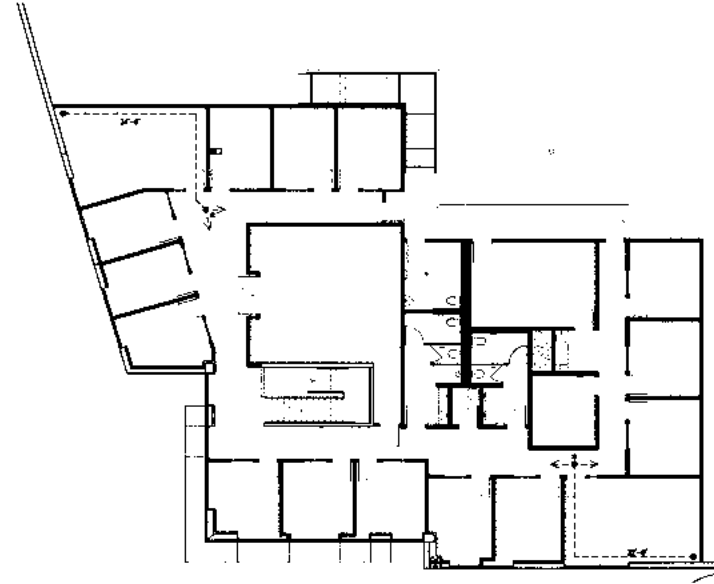


PLUMBING PLANS



1ST FLOOR PLAN

±3,115 SF



2ND FLOOR PLAN

±5,230 SF

***NOT TO SCALE**



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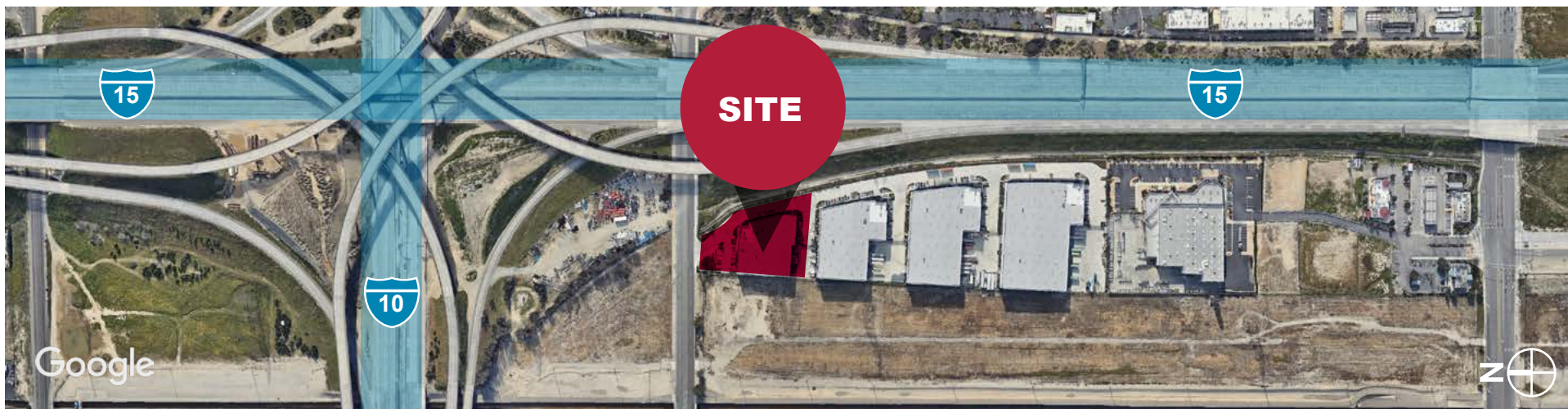
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PHOTO & AERIAL



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DAUM
COMMERCIAL REAL ESTATE SERVICES

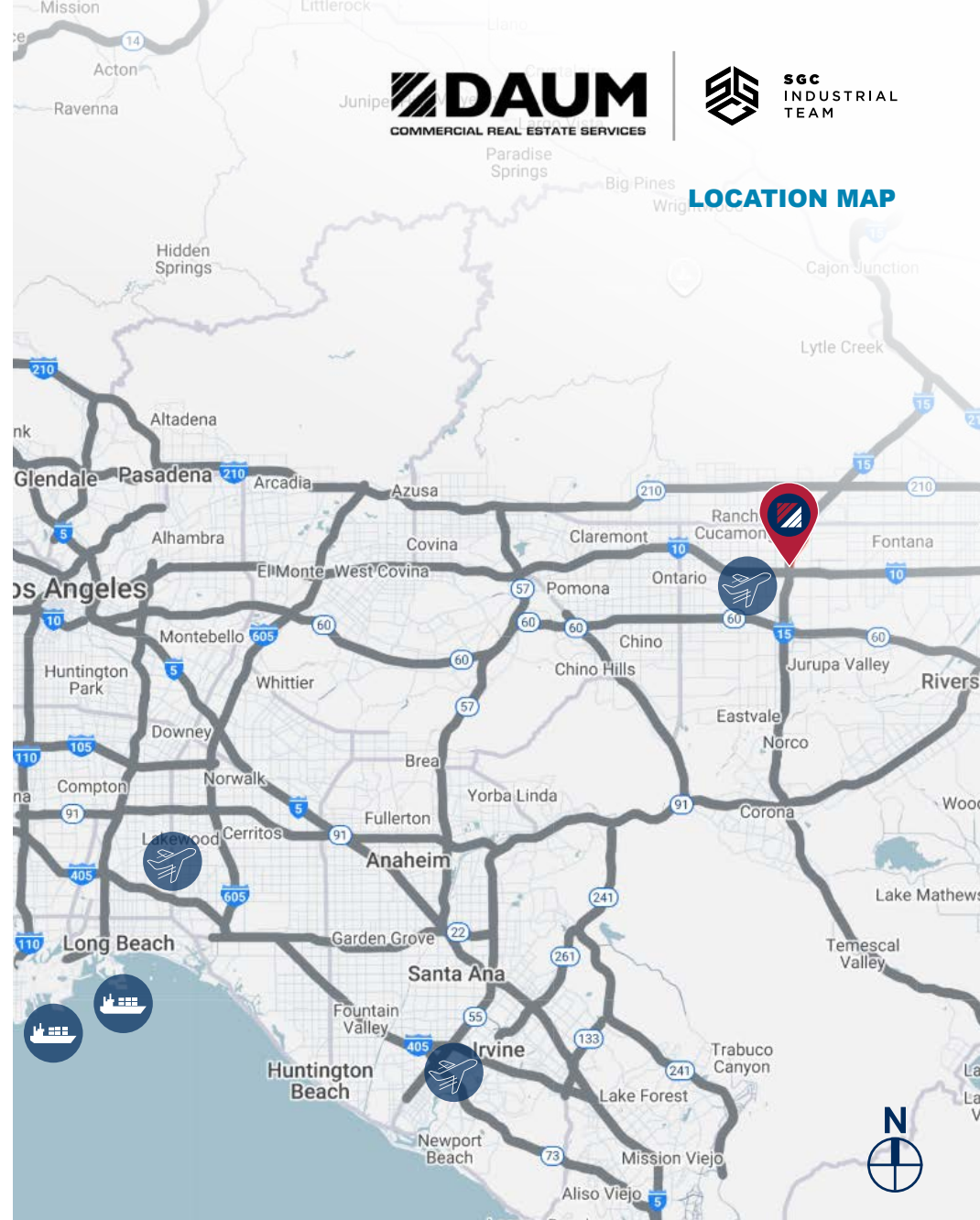


SGC
INDUSTRIAL
TEAM

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
2020 Population	33,625	256,565	1,087,074
2024 Population	34,350	255,457	1,091,327
2029 Population Projection	35,030	259,665	1,116,379
2020 Households	11,614	78,900	312,484
2024 Households	12,091	78,648	312,993
2029 Household Projection	12,373	79,983	319,867
Total Specified Consumer Spending (\$)	\$379.9M	\$3B	\$12.5B
Avg Household Income	\$98,222	\$106,785	\$110,689
Median Household Income	\$85,984	\$90,793	\$90,663

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Ontario Mills Pkwy	I 10 - I 15 Ichg W Fwy	4,412	2022	0.05 mi
I- 15 Fwy	I 10 - I 15 Ichg S Fwy	220,479	2022	0.16 mi
N Charles Smith Ave	Ontario Mills Pkwy S	2,437	2022	0.16 mi
Ontario Mills Pkwy	N Charles Smith Ave E	5,457	2022	0.18 mi
I- 15 Fwy	Rochester Rd W	215,504	2022	0.23 mi
San Bernardino Freeway	-	257,072	2020	0.24 mi
10 Fwy	I- 15 W Fwy	270,919	2022	0.24 mi
I- 15 Fwy	I- 10 S Fwy	215,504	2022	0.24 mi
Ontario Freeway	-	215,940	2020	0.24 mi
I- 15 Fwy	I- 10 N Fwy	224,740	2022	0.25 mi



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