



INDUSTRIAL OWNER-USER OPPORTUNITY

1770 S. VINEYARD AVENUE

ONTARIO, CALIFORNIA 91761

\$9,775,000

ASKING PRICE

~\$349/SF

PRICE PER SF

28,005 SF

BUILDING

1.38 AC

LAND

24' CLEAR

CLEAR HEIGHT

2 DOCK-HIGH + 2 GRADE-LEVEL DOORS

PROPERTY OVERVIEW

A FUNCTIONAL OWNER-USER INDUSTRIAL ASSET IN THE ONTARIO AIRPORT SUBMARKET



28,005

SF BUILDING

1.38

ACRES

24'

CLEAR

2 + 2

DH + GL DOORS

800

AMPS

THE OPPORTUNITY

1770 S. Vineyard Avenue offers approximately 28,005 square feet of functional industrial space on approximately 1.38 acres. Built in 2002, the property combines 24-foot clear height, covered dock loading, grade-level access, substantial power and office improvements in a highly accessible Ontario location.

- Approx. 20,918 SF warehouse
- Approx. 4,805 SF office
- Approx. 2,282 SF covered dock
- 30 parking spaces
- Wet fire sprinklers throughout
- 4 restrooms
- IG - General Industrial zoning
- Approx. 1 mile to Ontario Airport

BUILDING SPECIFICATIONS

FUNCTIONAL INDUSTRIAL IMPROVEMENTS WITH COVERED DOCK LOADING

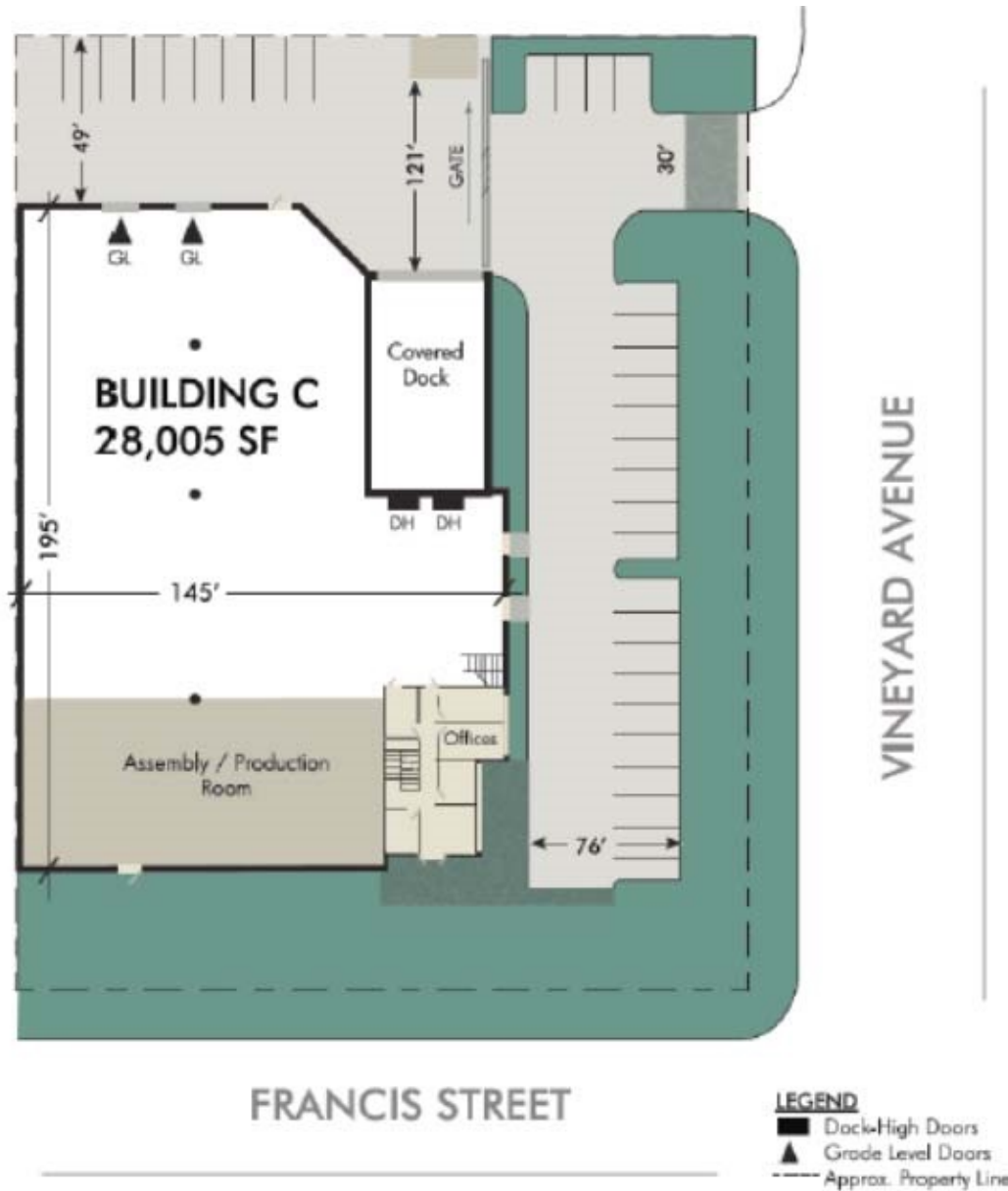
ADDRESS	1770 S. Vineyard Avenue, Ontario, CA 91761
APN	0113-414-41
YEAR BUILT	2002
ZONING	IG - General Industrial



BUILDING AREA	+/-28,005 SF
LAND AREA	+/-60,113 SF +/-1.38 acres
WAREHOUSE	+/-20,918 SF
OFFICE	+/-4,805 SF approx. 17.16%
COVERED DOCK	+/-2,282 SF
CLEAR HEIGHT	24 ft
LOADING	2 dock-high + 2 grade-level doors
POWER	800 amps 480/277 volts
PARKING	30 spaces
FIRE SPRINKLERS	Wet charge system throughout
RESTROOMS	4
HVAC	Roof-mounted HVAC for office areas

SITE PLAN & LOADING

EFFICIENT VEHICULAR ACCESS AND COVERED DOCK CONFIGURATION



LOADING & SITE

2

DOCK-HIGH DOORS

2

GRADE-LEVEL DOORS

30

PARKING SPACES

24 FT

CLEAR HEIGHT

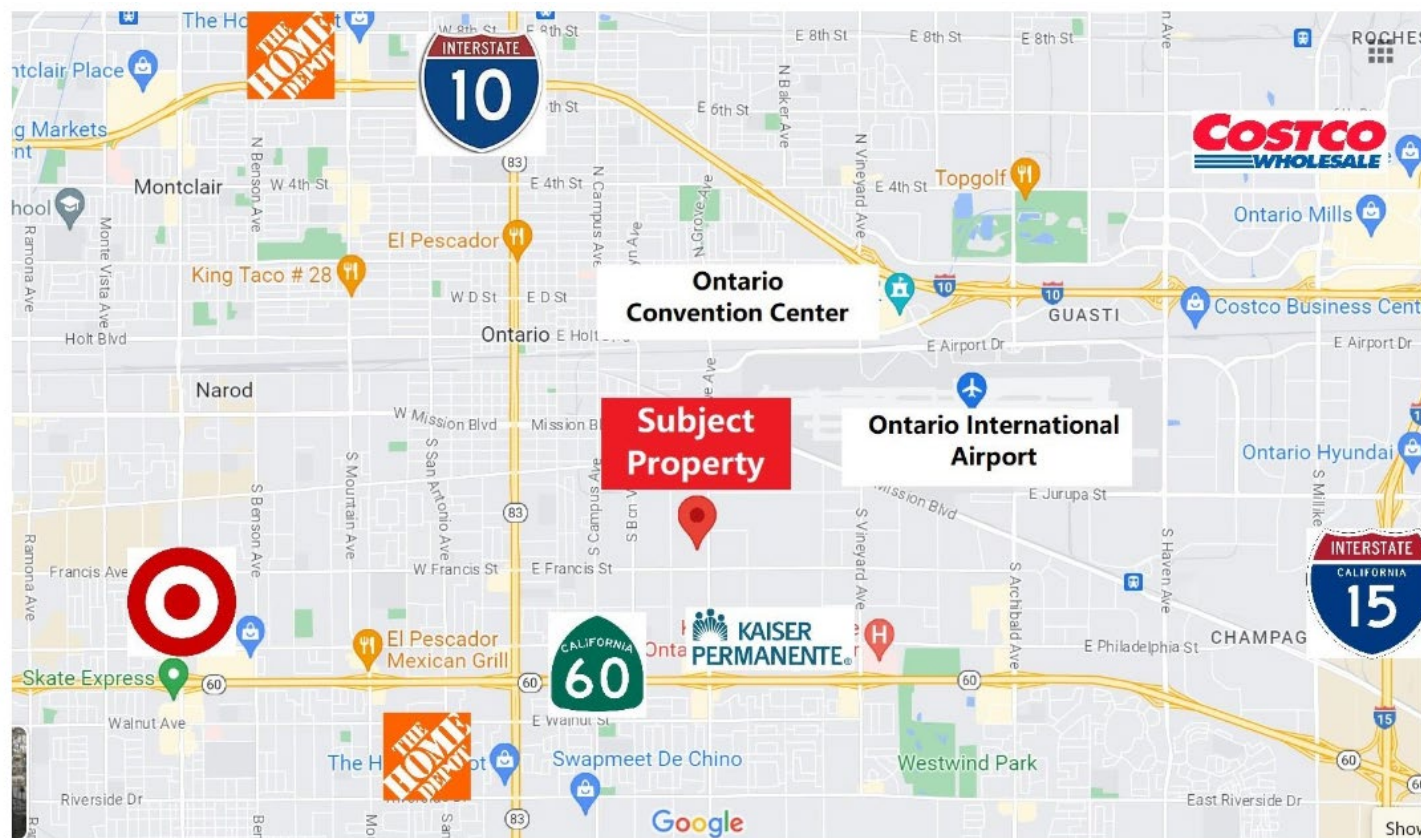
1.38 AC

SITE AREA

S. Vineyard Ave / Francis St

STRATEGIC LOCATION

ONTARIO AIRPORT SUBMARKET | INLAND EMPIRE CONNECTIVITY



ONTARIO AIRPORT

Approx. 1 mile north

FREEWAYS

I-10 | CA-60 | I-15

INLAND EMPIRE

Established industrial hub

PORT ACCESS

Under 60 miles to LA/LB ports

PROPERTY GALLERY

WAREHOUSE | LOADING | OFFICE



WAREHOUSE INTERIOR



LOADING / REAR AREA



OFFICE AREA



BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVE LISTING AGENT

AVI NARANG

SENIOR VICE PRESIDENT

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1770 S. Vineyard Avenue

Ontario, CA 91761

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