

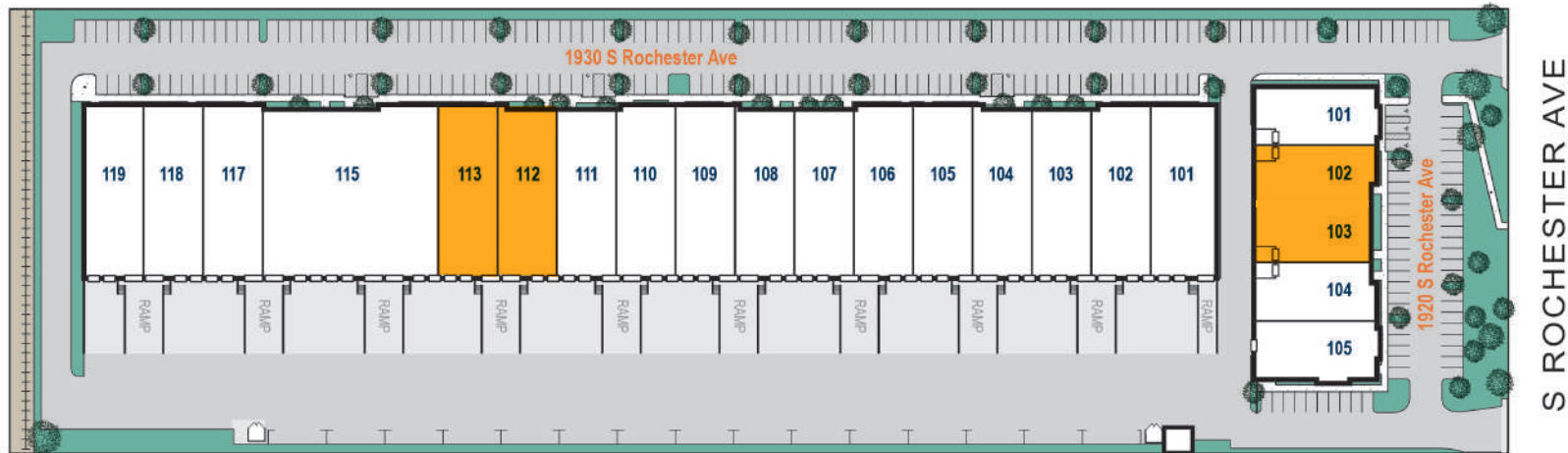
ROCHESTER BUSINESS PARK

1920 & 1930 S ROCHESTER AVE • ONTARIO, CA



ROCHESTER BUSINESS PARK

1920&1930 S ROCHESTER AVE • ONTARIO, CA



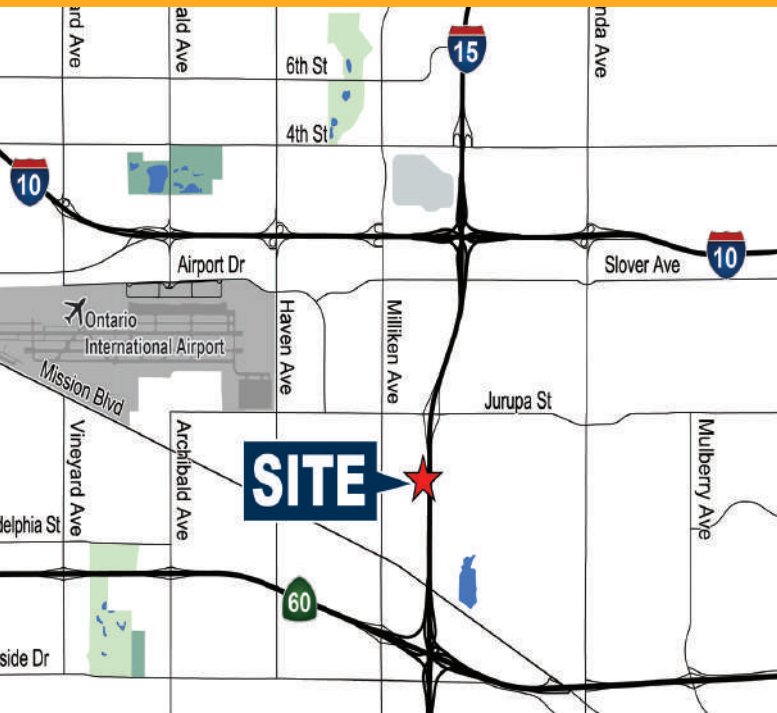
CURRENT AVAILABILITES

Address	Unit	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
1930 S Rochester Ave	112*	±7,529	±813	\$1.60/ \$0.46 Opex	2 DH / 1 GL
1930 S Rochester Ave	113*	±7,696	±809	\$1.60/ \$0.46 Opex	2 DH / 1 GL
1920 S Rochester Ave	102-103	±11,139	±1,277	\$1.10/ \$0.40 Opex	2 GL

* Units are contiguous up to 15,225 SF

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ROCHESTER BUSINESS PARK



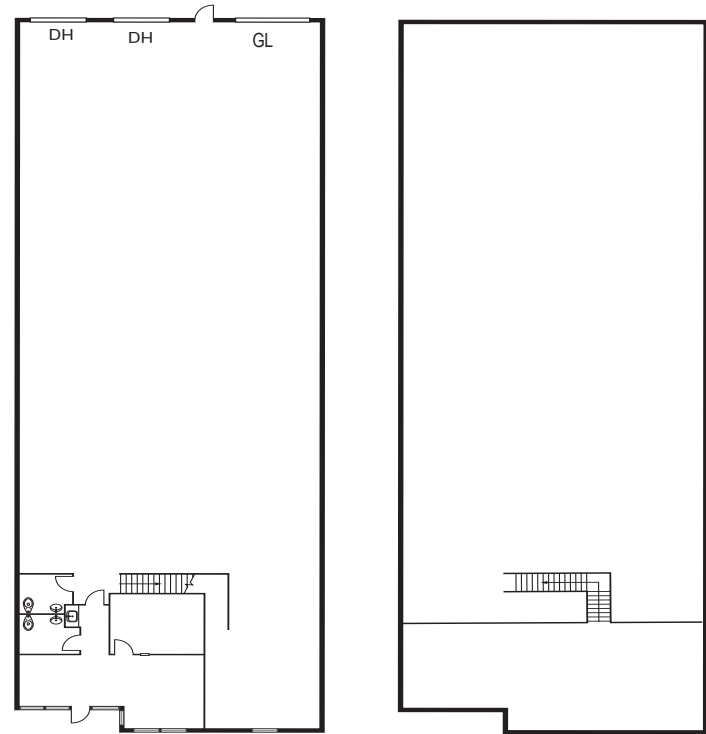
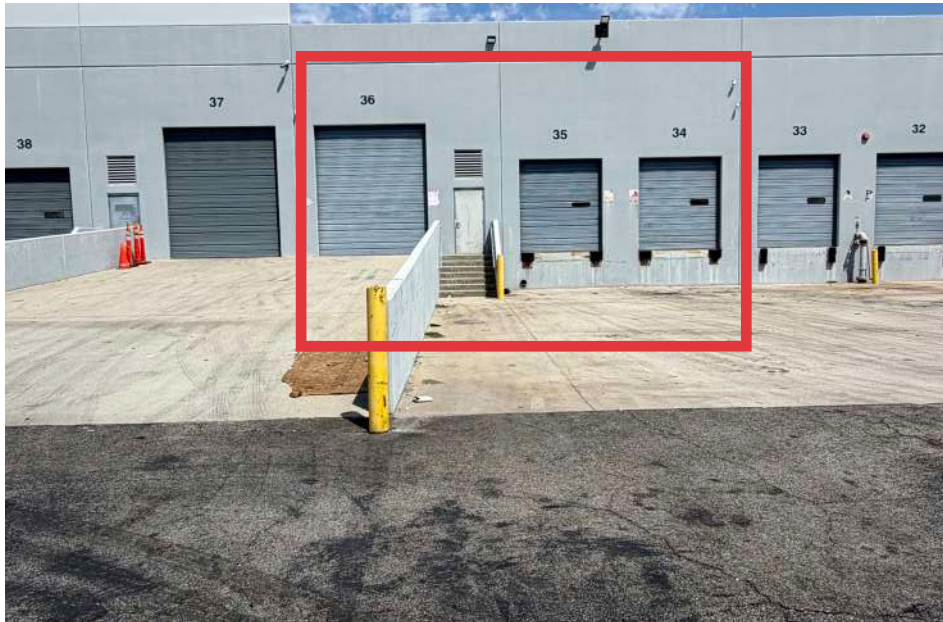
Situated along S. Roshester Ave, the Rochester Business Park offers excellent visibility and accessibility in a 172,922 square-foot business park. Office space and mezzanine space all included within the square footage of each suite.

The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Unit's feature a clear height of 25 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.



ROCHESTER BUSINESS PARK

1930 S ROCHESTER AVE, SUITE 112 • ONTARIO, CA



First Floor

Mezzanine

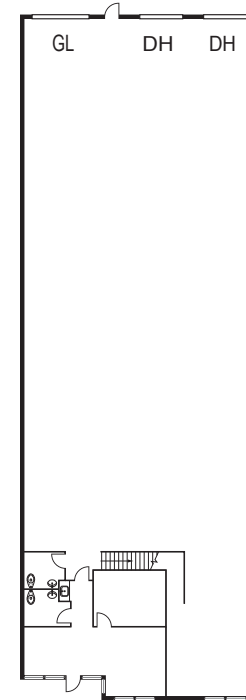
PROPERTY HIGHLIGHTS

- ±7,529 SF Total Square Footage
- 20' Minimum Clear Height
- ± 813 SF Office Area
- Private Restrooms
- Fully Sprinklered
- 2 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

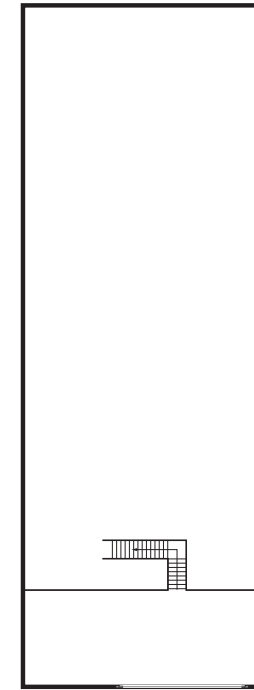
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ROCHESTER BUSINESS PARK

1930 S ROCHESTER AVE, SUITE 113 • ONTARIO, CA



First Floor



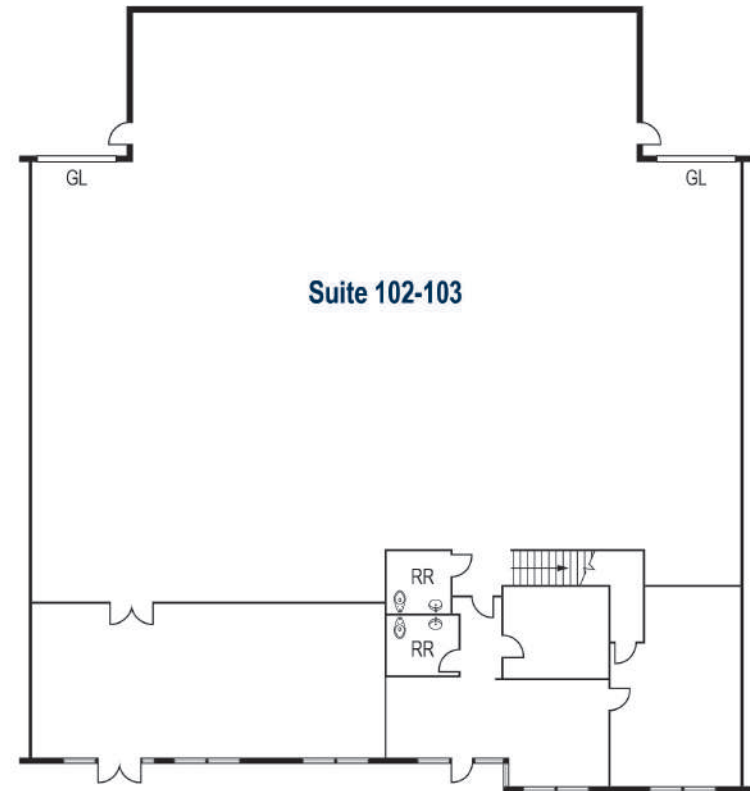
Mezzanine

PROPERTY HIGHLIGHTS

- ±7,696 SF Total Square Footage
- 20' Minimum Clear Height
- ± 809 SF Office Area
- Private Restrooms
- Fully Sprinklered
- 2 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ROCHESTER BUSINESS PARK

1920 S ROCHESTER AVE, SUITE 102&103 • ONTARIO, CA



PROPERTY HIGHLIGHTS

- ± 11,139 Total Square Footage
- 20' Minimum Clear Height
- ± 1,277 SF Office
- Private Restrooms
- Fully Sprinklered
- 2 Ground Level Doors
- 400 amp, 277/480V Electrical (to be verified by Tenant)
- 100% HVAC in the Office and Warehouse

ROCHESTER BUSINESS PARK



DYLAN SHERSHENOVICH
Associate
dshershenovich@voitco.com
714.935.2312
Lic. #02151453

CORY SMITH
Associate
csmith@voitco.com
909.545.8014
Lic. #02195878

RYAN MOORE, SIOR
Executive Vice President, Partner
rmoore@voitco.com
909.545.8011
Lic. #01821438

Voit
REAL ESTATE SERVICES

1 Miles
to 60 Freeway



2 Miles
to Interstate 15

5 Miles
to 10 Freeway



3 Miles
to Ontario International Airport

40 Miles
to John Wayne Airport

58 Miles
to LAX Airport



57 Miles
to the Ports of
Los Angeles &
Long Beach

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

714.978.7880 | 714.978.9431 Fax
Lic #01991785 | www.voitco.com

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