

Available SF 36,000 SF

Industrial For Sublease

Building Size 117,380 SF



Property Name: Grove Ontario Commerce Center
Address: 1945 S Grove Ave, Bldg 4, Ontario, CA 91761
Cross Streets: S Grove Ave/E Francis St

Sublease Through 10/31/2029-Flexible Term

32 'Clr', 3 DH & 1 GL Loading Positions
 Fenced Yard
 Major Street Frontage
 Close Proximity to 60 Fwy

Lease Rate/Mo:	\$48,600	Sprinklered:	ESFR	Office SF / #:	1,000 SF / 3
Lease Rate/SF:	\$1.35	Clear Height:	32'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	36,000 SF	DH Doors/Dim:	3 / 9'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	36,000 SF	A: 1200 V: 480/277 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:		Unfinished Mezz:	0 SF
Term:	Flexible	Const Status/Year Blt:	Existing / 2023	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 40 / Ratio:	1.1:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	IE West
Zoning:	SP			APN#:	011345136
Listing Company:	Re/Max Galaxy				
Agents:	Peter Loh 909-263-3054				
Listing #:	41078767	Listing Date:	09/16/2024	FTCF:	CB000N000S000
Notes:	Call broker for commission information				

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