

ONTARIO PACIFIC BUSINESS CENTER

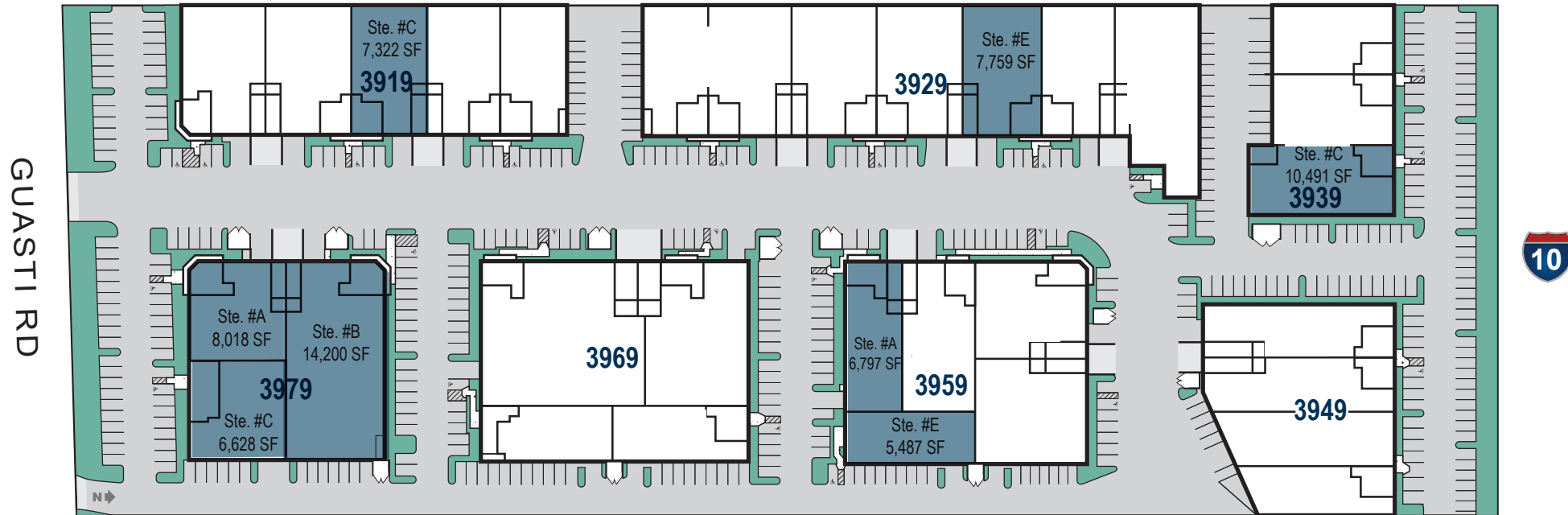
3919-3979 E GUASTI ROAD • ONTARIO, CA



ONTARIO PACIFIC BUSINESS CENTER

3919-3979 E GUASTI ROAD • ONTARIO, CA

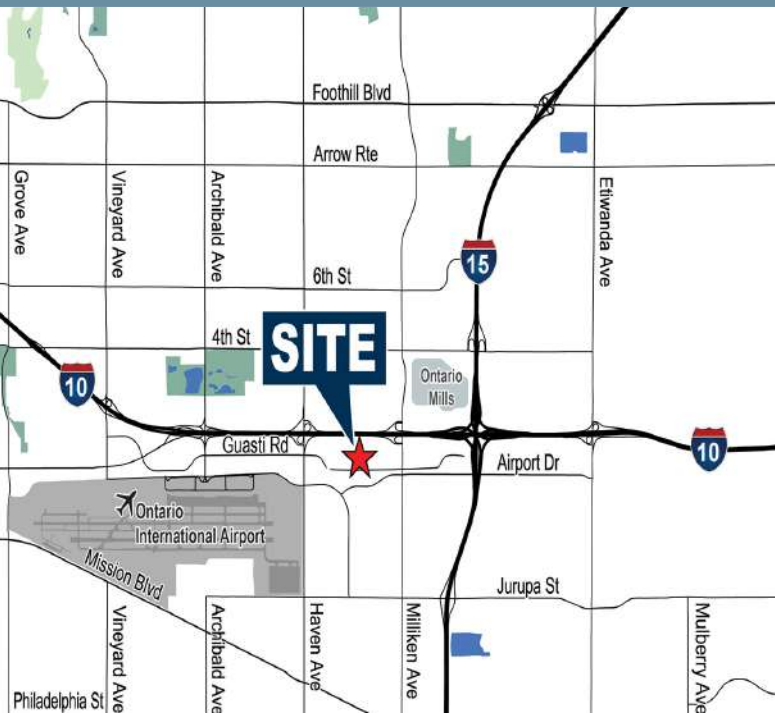
CURRENT AVAILABILITIES



Address	Suites	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
3919 E Guasti Rd	C	±7,322	±837	\$1.40 / \$0.30	1 DH / 1 GL
3929 E Guasti Rd	E	±7,759	±833	\$1.40 / \$0.30	1 DH / 1 GL
3939 E Guasti Rd	C	±10,491	±3,639	\$0.60 / \$0.30 *Teaser Rate	1 GL
3959 E Guasti Rd	A	±6,797	±901	\$1.40 / \$0.30	1 DH / 1 GL
3959 E Guasti Rd	E	±5,487	±890	\$1.30 / \$0.30	1 GL
3979 E Guasti Rd	A	±8,018	±1,081	\$1.40 / \$0.30	1 DH / 1 GL
3979 E Guasti Rd	B	±14,200	±2,579	\$1.40 / \$0.30	1 DH / 1 GL
3979 E Guasti Rd	C	±6,628	±1,200	\$1.40 / \$0.30	1 GL (Double-Wide 24x14) with automatic door opener / HVAC Warehouse

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ONTARIO PACIFIC BUSINESS CENTER



Situated along the I-10 freeway, the Ontario Pacific Business Center offers excellent visibility and accessibility in a 254,861 square-foot business park. This professionally managed, high-image property provides leasing options ranging from 5,400 to 17,000 square feet, with each suite including office space and mezzanine space for light storage all included within the square footage of each suite.

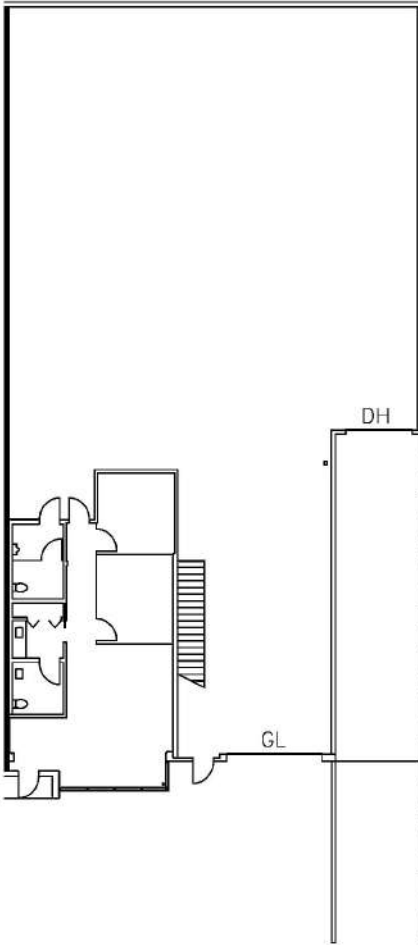
The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Suites feature a clear height of 22 feet (verification needed), along with dock-high and ground-level loading options. Ample surface 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.



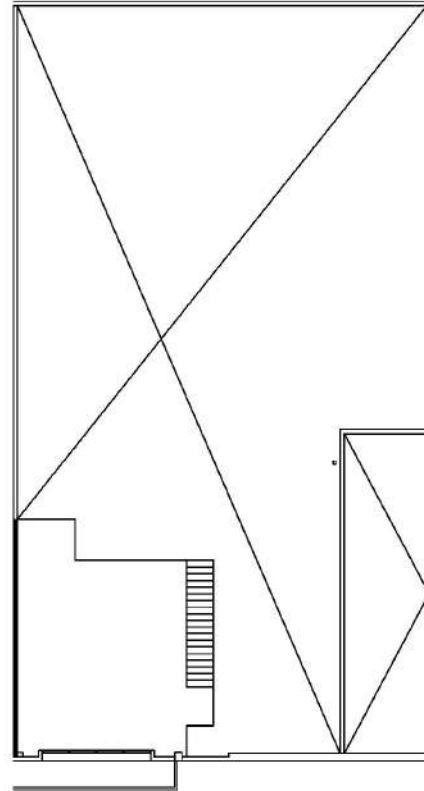
ONTARIO PACIFIC BUSINESS CENTER

3919 E GUASTI ROAD, STE C • ONTARIO, CA

First Floor



Mezzanine



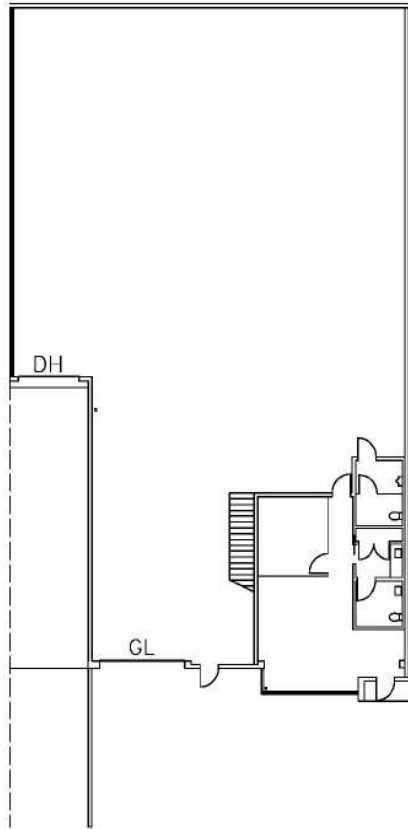
PROPERTY HIGHLIGHTS

- ±7,322 SF Total Square Footage
- ±837 SF of Office
- 22' Minimum clear height
- 1 Dock High door equipped with leveler
- 1 Ground level door
- Fire sprinklered

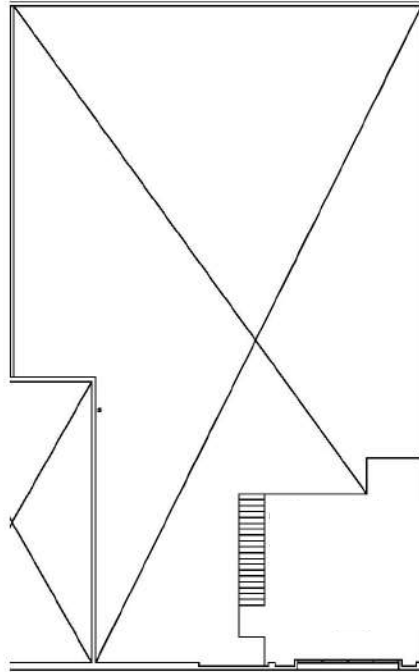
ONTARIO PACIFIC BUSINESS CENTER

3929 E GUASTI ROAD, STE E • ONTARIO, CA

First Floor



Mezzanine



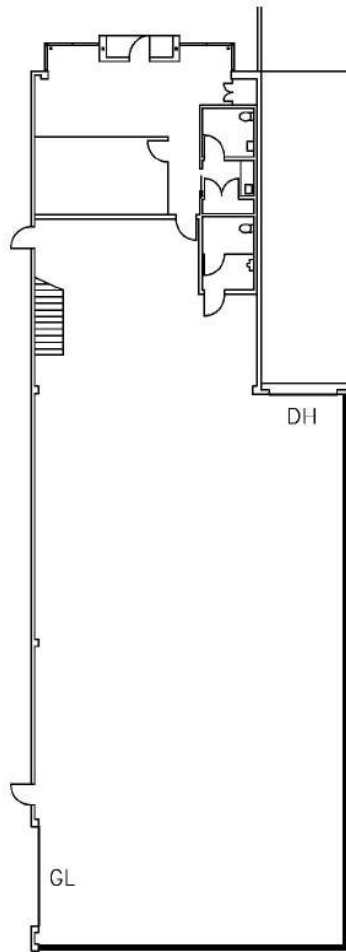
PROPERTY HIGHLIGHTS

- ±7,759 SF Total Square Footage
- ±833 SF of Office
- 22' Minimum clear height
- 1 Dock High Door
- 1 Ground level door
- Fire sprinklered

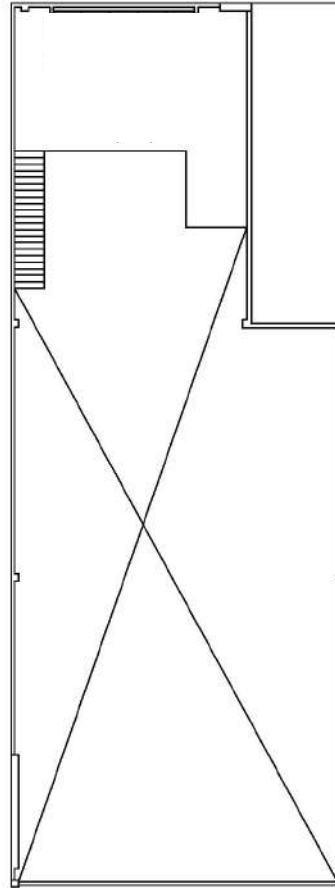
ONTARIO PACIFIC BUSINESS CENTER

3959 E GUASTI ROAD, STE A • ONTARIO, CA

First Floor



Mezzanine



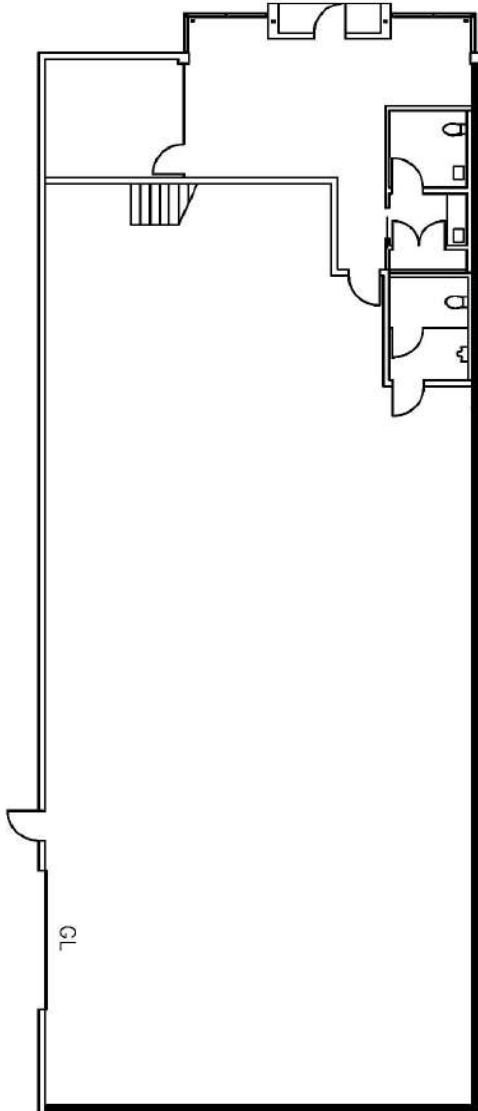
PROPERTY HIGHLIGHTS

- ±6,797 SF Total Square Footage
- ±901 SF of Office
- 22' Minimum clear height
- 1 Dock High Door
- 1 Ground level door
- Fire sprinklered

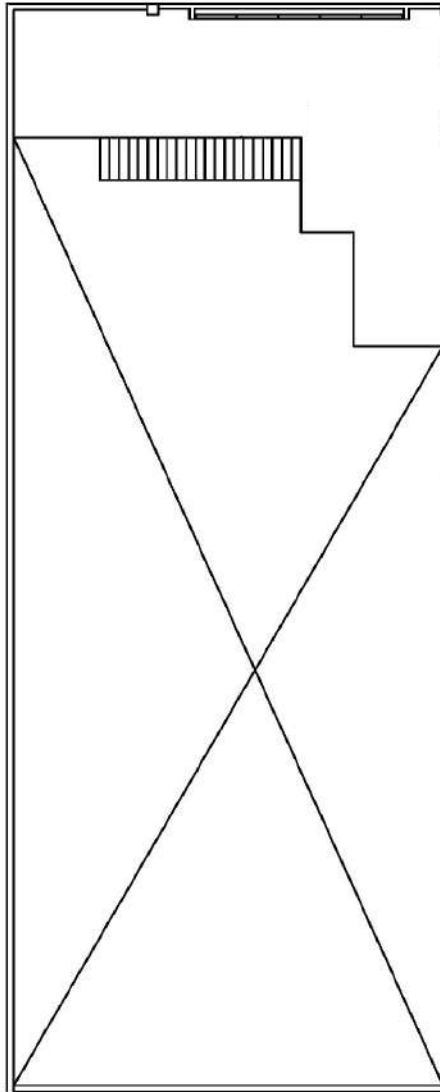
ONTARIO PACIFIC BUSINESS CENTER

3959 E GUASTI ROAD, STE E • ONTARIO, CA

First Floor



Mezzanine

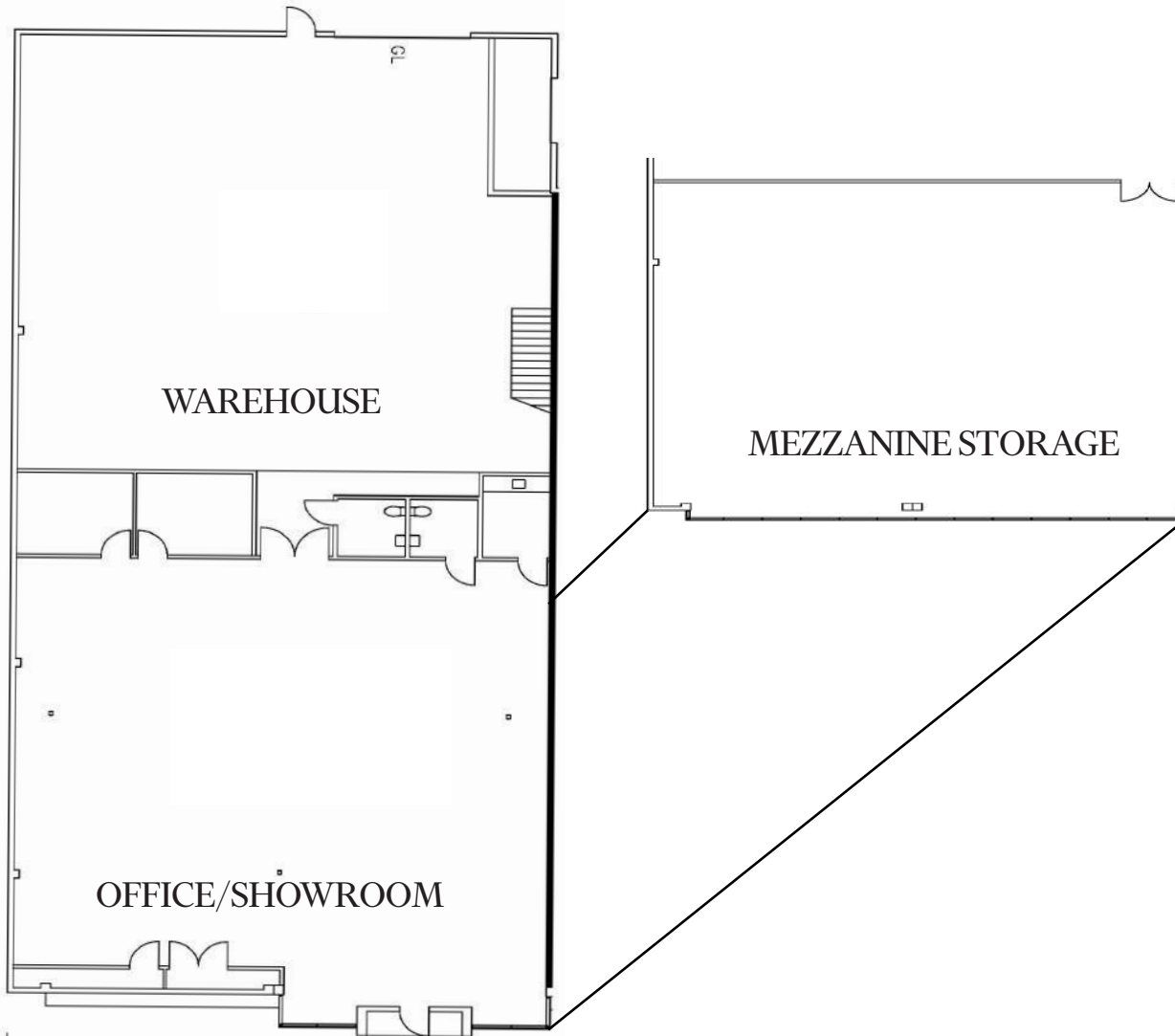


PROPERTY HIGHLIGHTS

- ±5,487 SF Total Square Footage
- ±890 SF of Office
- 22' Minimum clear height
- 1 Ground level door
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER

3939 E GUASTI ROAD, STE C • ONTARIO, CA



PROPERTY HIGHLIGHTS

- ±10,491 SF Total Square Footage
- ±3,639 SF of 1st floor office/showroom
- ±3,810 SF of Mezzanine
- 22' Minimum clear height
- 1 Ground level door
- Fire sprinklered
- Freeway Frontage

*Lease Rate Schedule

Yr 1-\$0.60 PSF

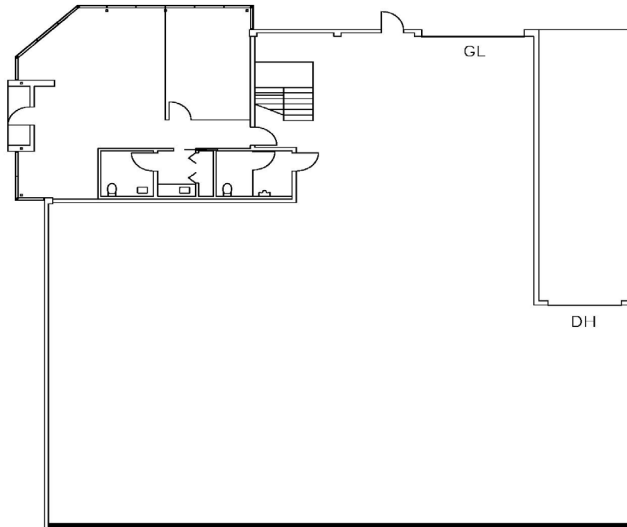
Yr 2-\$1.20 PSF

Yr 3-\$1.25 PSF

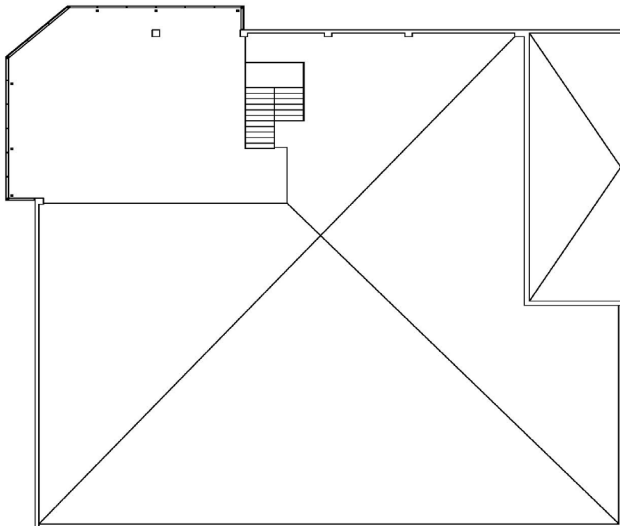
ONTARIO PACIFIC BUSINESS CENTER

3979 E GUASTI ROAD, STE A • ONTARIO, CA

First Floor



Second Floor



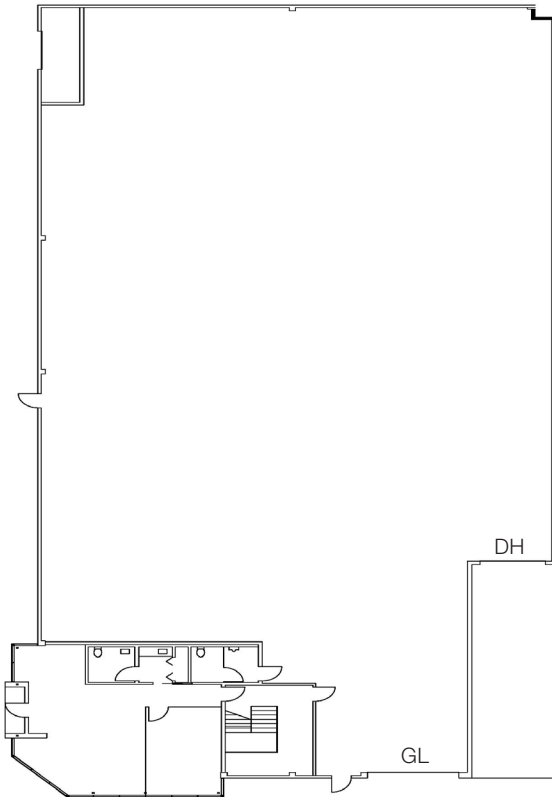
PROPERTY HIGHLIGHTS

- ±8,018 SF Total Square Footage
- ± 1,081 SF of Office
- 22' Minimum clear height
- 1 Ground level door
- 1 Dock High Door
- Fire sprinklered

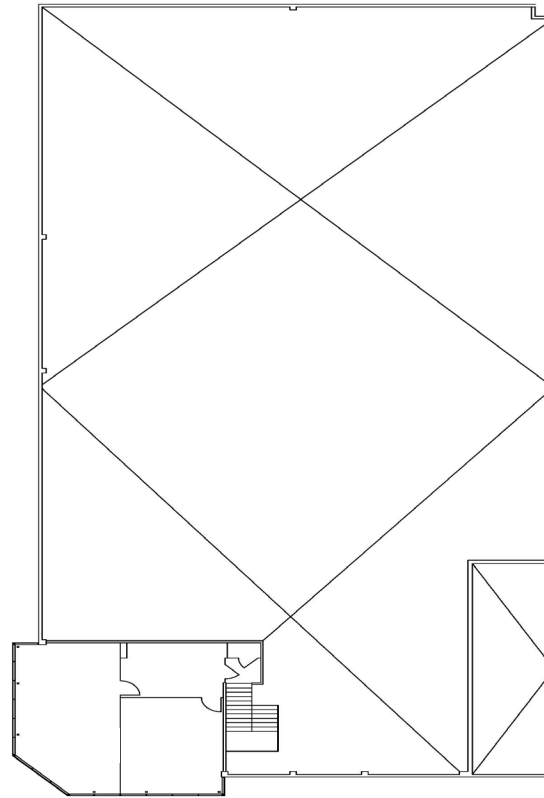
ONTARIO PACIFIC BUSINESS CENTER

3979 E GUAISTI ROAD, STE B • ONTARIO, CA

First Floor



Mezzanine

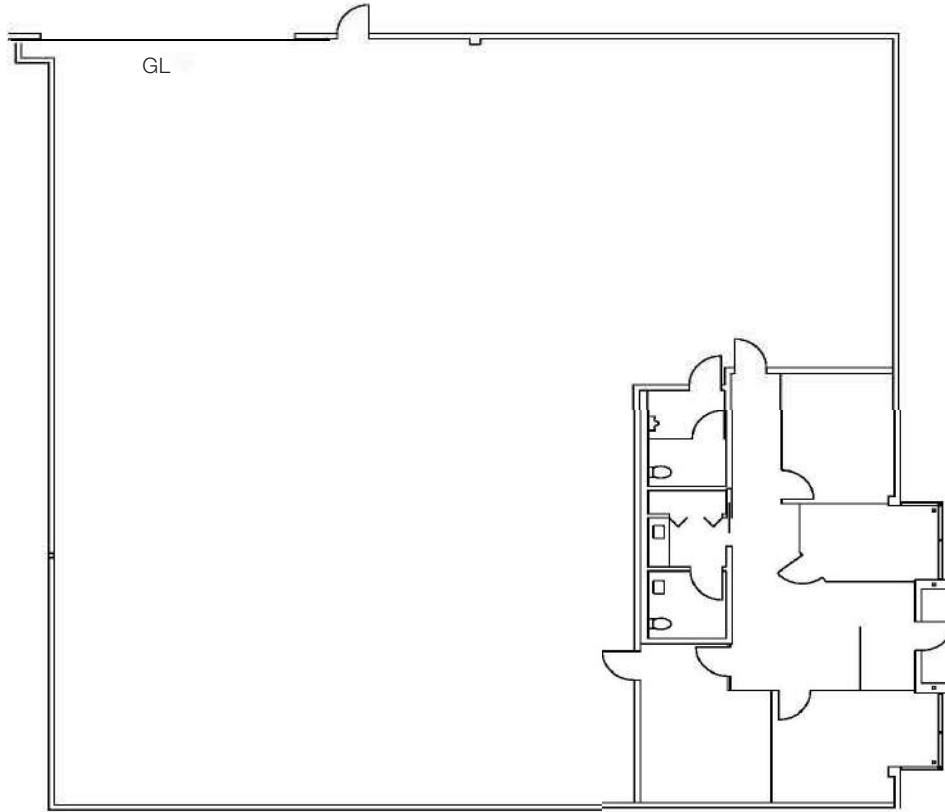


PROPERTY HIGHLIGHTS

- ±14,200 SF Total Square Footage
- ±1,394 SF of Office
- ±1,185 SF of 2nd Story Office
- 22' Minimum clear height
- 1 Dock high door
- 1 Ground level door
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER

3979 E GUAISTI ROAD, STE C • ONTARIO, CA



PROPERTY HIGHLIGHTS

- ±6,628 SF Total Square Footage
- ±1,200 SF of Office
- 22' Minimum clear height
- 1 Ground level door

(Double-Wide 24x14) with automatic door opener

- HVAC Warehouse
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER



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