

FOR  
**SALE**  
FOR  
**LEASE**

±**22,400<sup>SF</sup>** INDUSTRIAL BLDG ON ±**48,269<sup>SF</sup>** OF LAND

1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



#### PROPERTY HIGHLIGHTS

- Excellent Manufacturing Bldg. for Sale or Lease
- 18'-19.5' Clear-Height - Calculated Sprinklers
- Heavy Power - 1,000 A @ 277/480 V (Verify)
- 4 Ground Level Doors (±13.5' H x ±11.5' W)
- Fenced/Gated Rear Yard w/ Covered Storage
- Minimal Office S.F. / Delivered Vacant at COE
- Immediate Possession Possible for Lease
- Contact Broker for Tours - Please Do Not Disturb

#### PRICING SUMMARY

**ASKING PRICE**

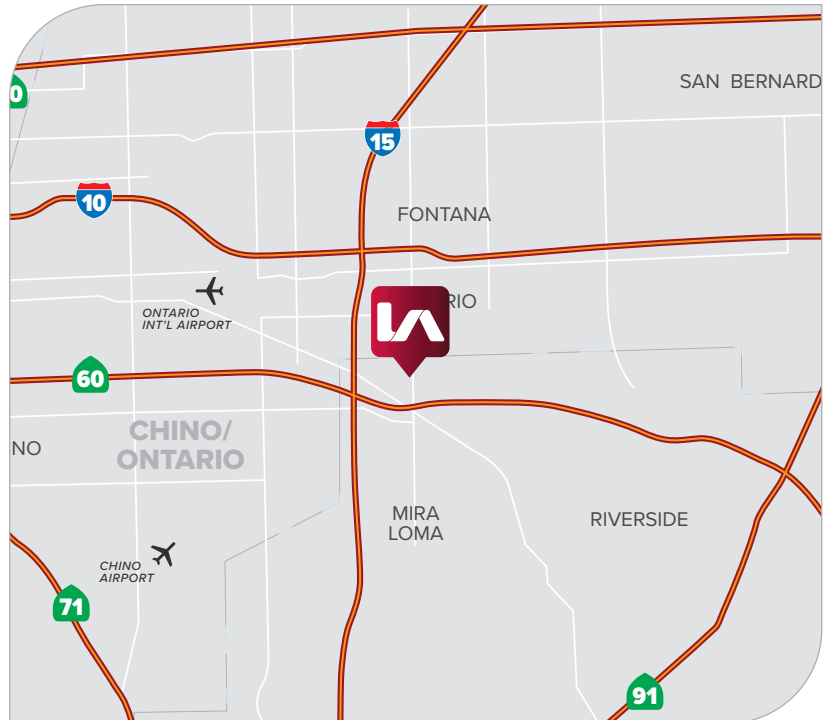
**\$6,700,000**

(\$299.11 PSF)

**LEASE RATE**

**\$0.88/SF NNN**

(OPEX: ±\$0.28/SF)



FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

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**TONY NAPLES**

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Lee & Associates | Downtown Los Angeles  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

**LEE-ASSOCIATES.COM/DOWNTOWNLA**

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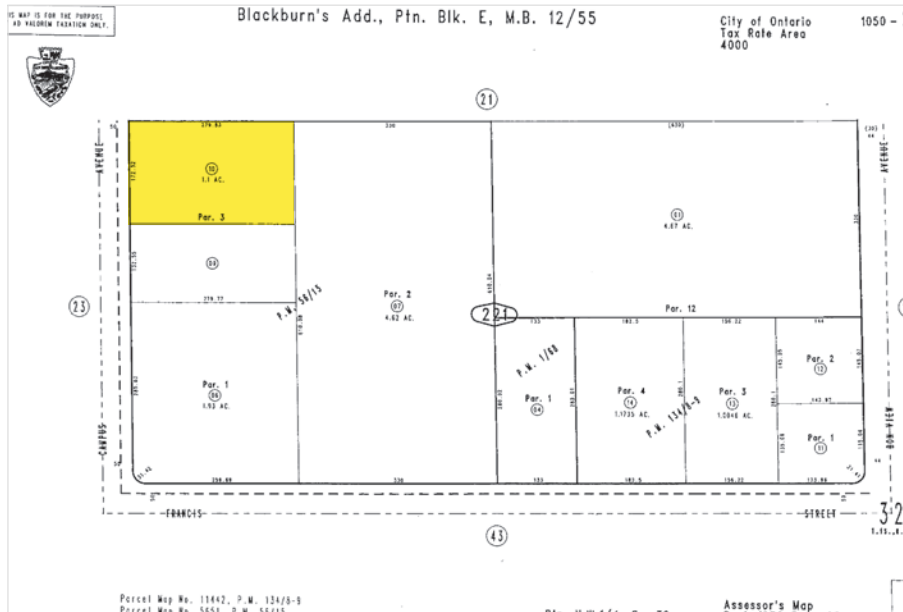
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PARCEL MAP



PROPERTY SUMMARY

<b>TOTAL BUILDING SF</b>	±22,400 SF
<b>TOTAL LAND SF</b>	±48,269 SF
<b>OFFICES/RR'S</b>	±1,360 SF / 4 RR's
<b>CLEAR HEIGHT</b>	18'-19.5' Clear Height
<b>LOADING DOORS</b>	4 G.L. (±13.5'H x ±1.5'W)
<b>POWER</b>	A: 1,000 V:277/480 (Verify)
<b>PARKING</b>	±28 Spaces
<b>CONSTRUCTION</b>	Concrete Tilt-Up
<b>FRONTAGE</b>	S. Campus Ave (±175')
<b>YEAR BUILT</b>	1982
<b>ZONING</b>	IL (Ontario)
<b>APN</b>	1050-221-10-0000
<b>POSSESSION</b>	C.O.E. (Sale) / Now (Lease)



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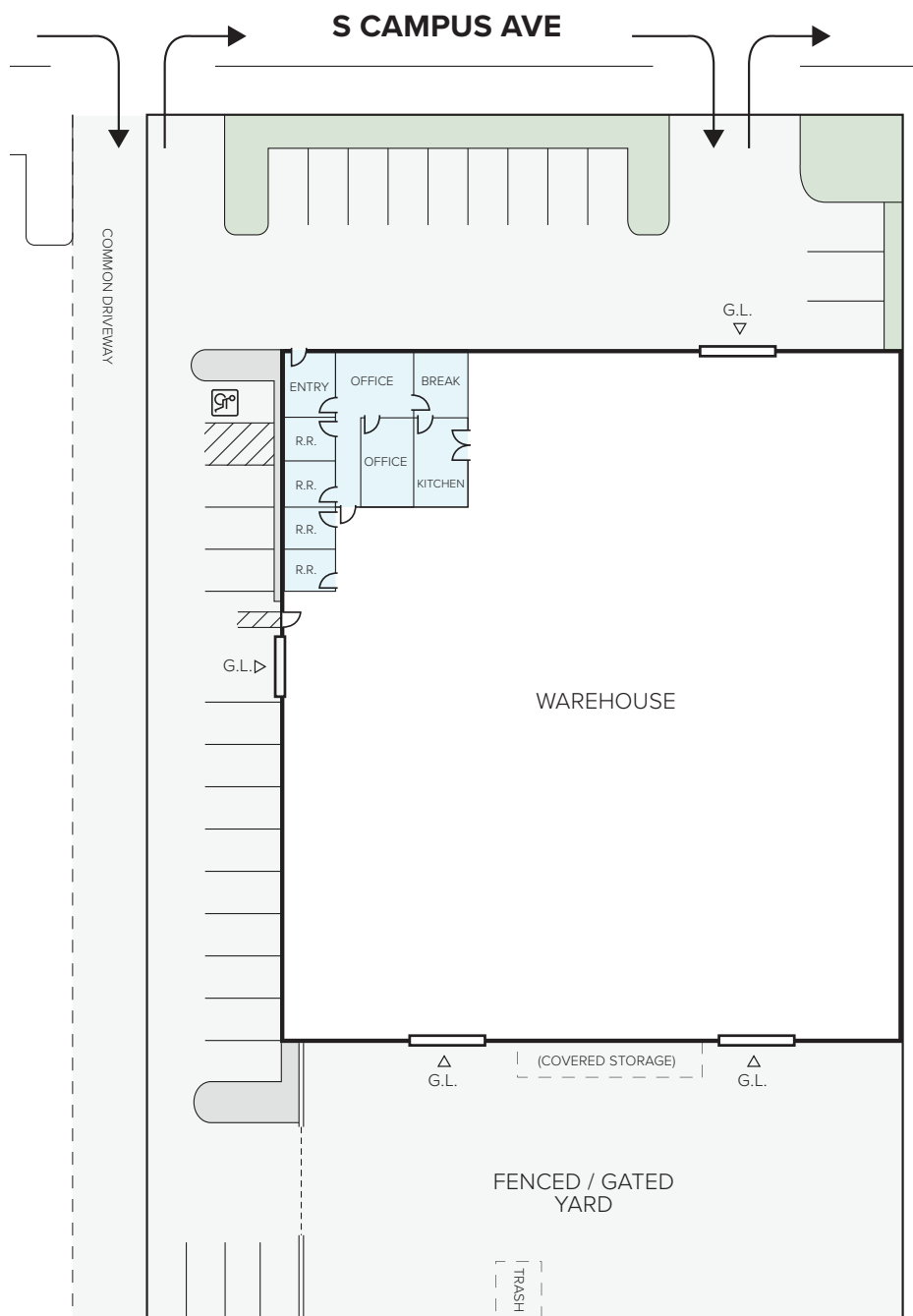
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SITE PLAN

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**BUILDING DETAILS**

<b>OFFICE SF</b>	±1,360 SF
<b>WAREHOUSE SF</b>	±21,040 SF
<b>TOTAL SF</b>	± <b>22,400 SF</b>
<b>LAND SF</b>	± <b>48,269 SF</b>



**NOTE:** Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.

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