

**FOR SALE**

**Building Size: ±11,300 SF**  
**Lot Size: ± 39,000 SF / 0.9 AC**



# INDUSTRIAL WAREHOUSE

10601 Oak Glen Ave., Montclair, CA 91763



OAK GLEN AVE.



# PROPERTY DESCRIPTION

**Property Address:** 10601 Oak Glen Ave.,  
Montclair, CA

**Year Built:** 2020

**Property Type:** Industrial/Warehouse

**Warehouse:** ± 11,300 SF  
**Office:** ± 2,200SF

**Lot Size:** ± 39,000 SF (± 0.9 AC)

**Ground LV Doors:** 2

**Ceiling Height:** ± 24 FT

**Power:** 400 Amps / 240V

**Zoning:** M1 (Light Industrial)

**APN:** 1012-021-54

## DISCLAIMER

DISCLAIMER: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

# INVESTMENT HIGHLIGHTS

- Excellent Owner User or Investment Opportunity
- New Building
- Lack of Inventory for Industrial in the Market
- Excellent Ingress and Egress
- Ample Parking
- Turn Key Ready
- High Ceiling Height
- Modern and High Image Industrial Building



# SITE PLAN

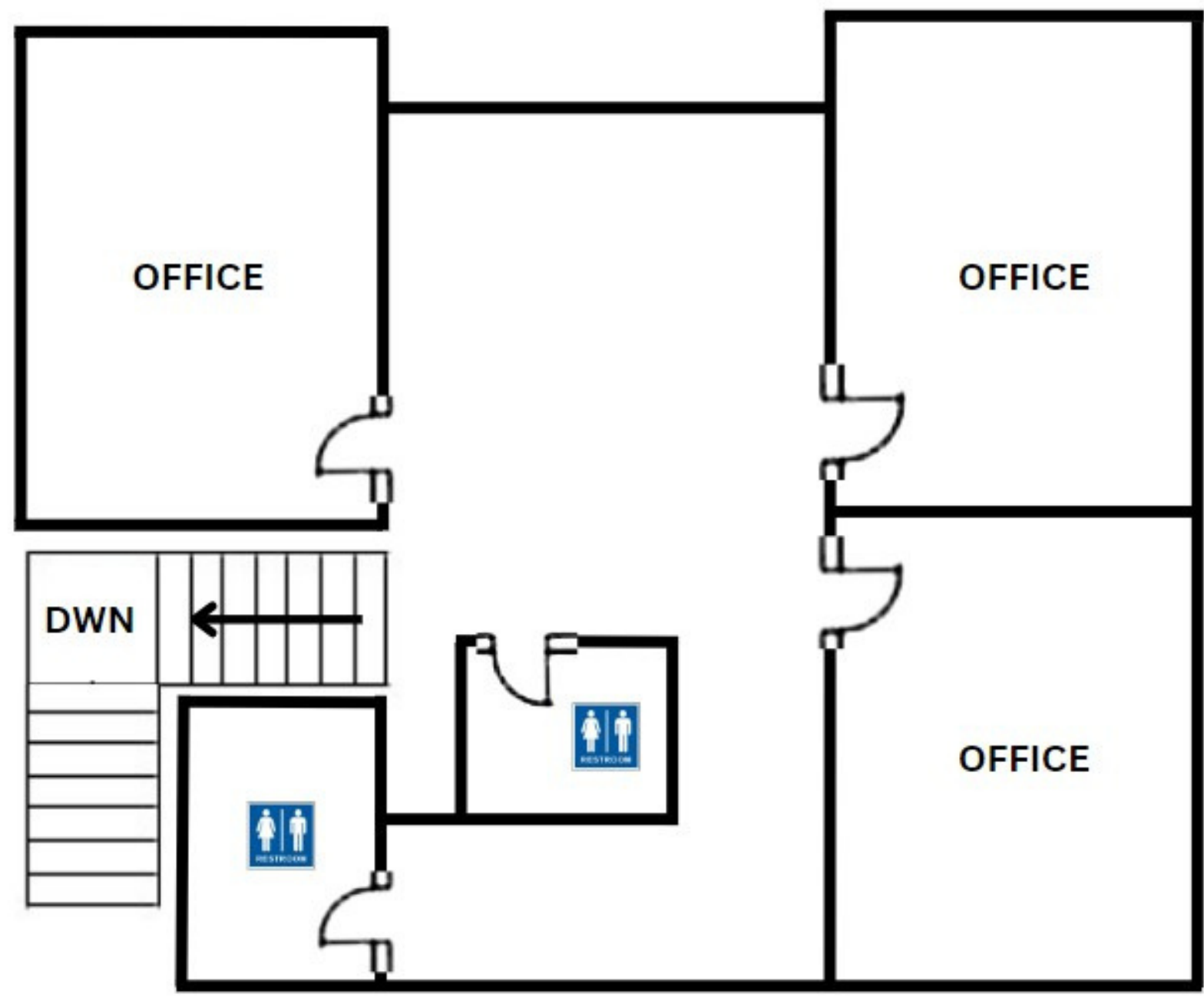
NOT TO SCALE

Oak Glen Ave.



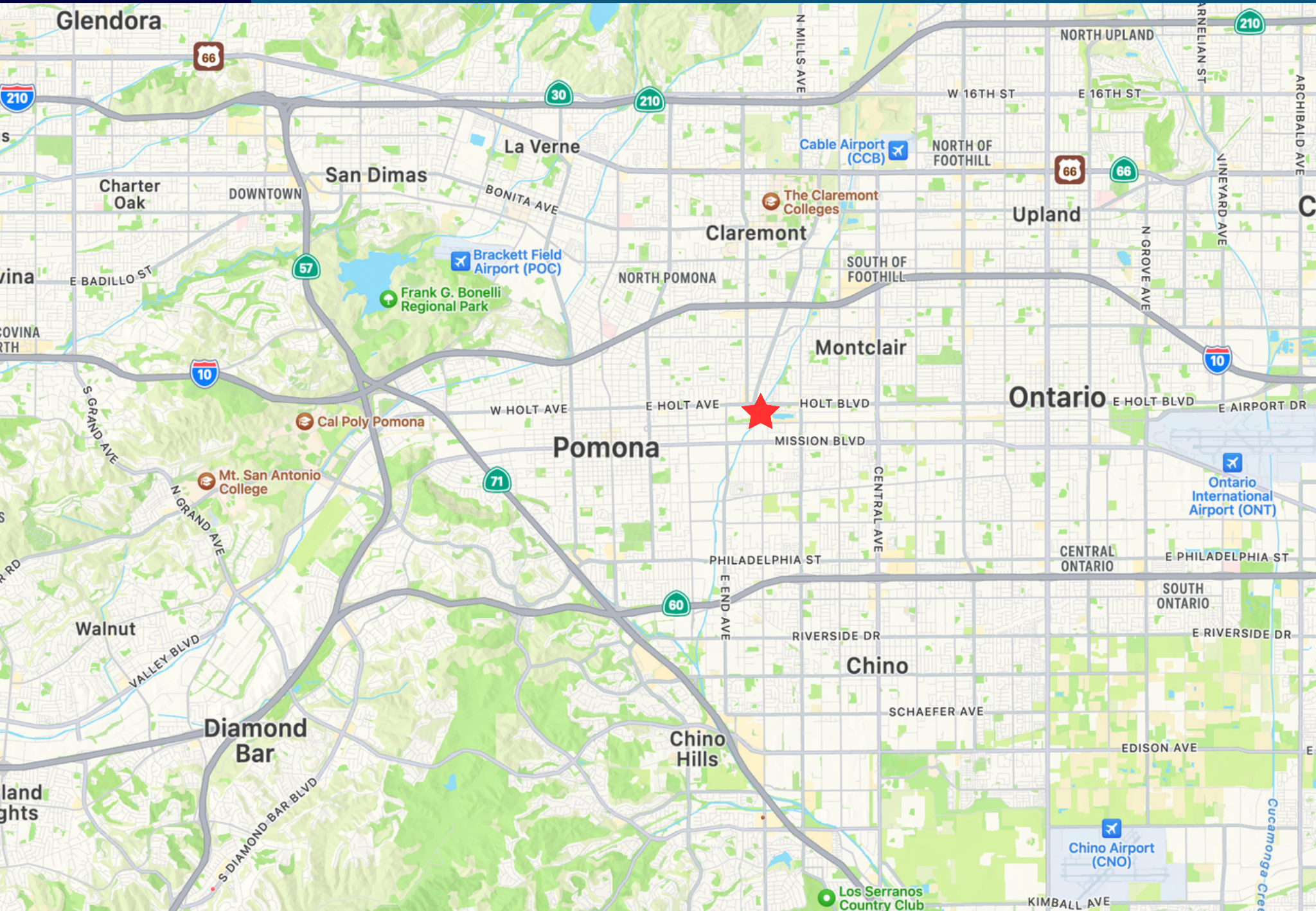
# 2ND FLOOR OFFICE FLOORPLAN

NOT TO SCALE



# AERIAL MAP

# MONTCLAIR: CENTRALLY LOCATED & GATEWAY TO INLAND EMPIRE



# PROPERTY PHOTOS





OAK GLEN AVE.





# Parcel Map

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



M.C. COR. SEC. 28

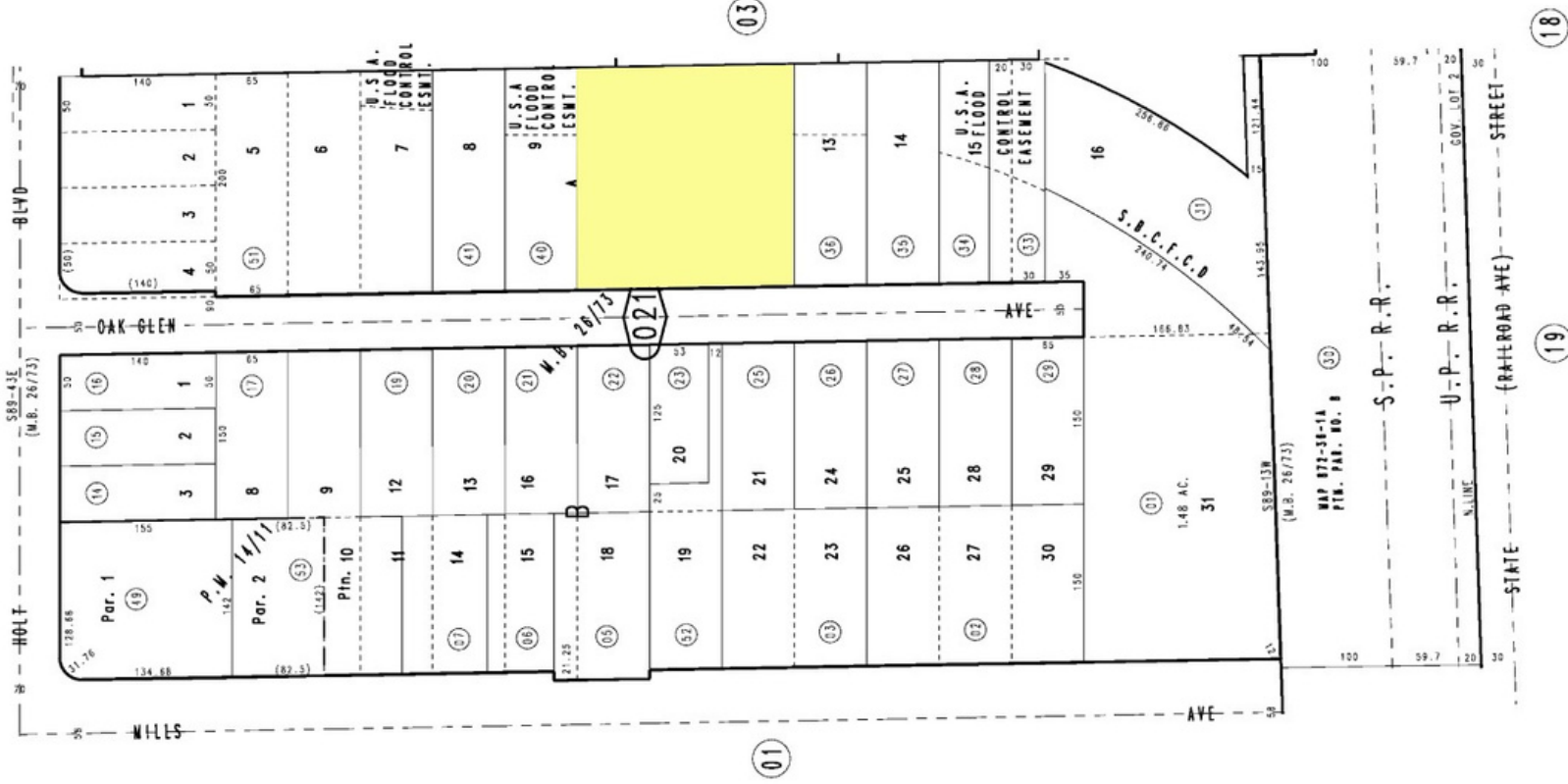
Ptn. N.E.1/4 Sec.28, T.1S.,R.8W., S.B.B.&M.

City of Montclair  
Tax Rate Area  
11017

1012 - 02



1009  
52



February 2004

Ptn. East Pomona Home Acres Tract No. 1795, M.B. 26/73  
Parcel Map No. 1288, P.M. 14/11

Assessor's Map  
Book 1012 Page 02  
San Bernardino County

REVISED  
06/13/18 KA

# MONTCLAIR DEMOGRAPHICS



**Total Population: 37,871**  
**5.5 Square Miles**  
**6,847.1 People per Square Mile**



## Income

**\$22,430**

Per capita income

about three-quarters of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$30,356  
 about half the amount in California: \$41,276

**\$67,483**

Median household income

about 90 percent of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$73,424  
 about 80 percent of the amount in California: \$84,097

## Household income



[Show data / Embed](#)

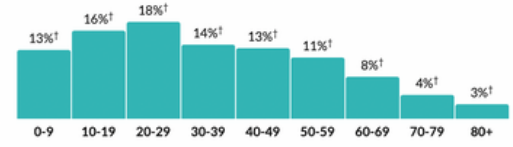
## Age

**32.5**

Median age

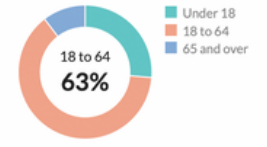
about 90 percent of the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 35  
 about 90 percent of the figure in California: 37

### Population by age range



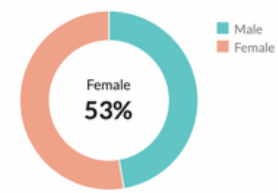
[Show data / Embed](#)

### Population by age category



[Show data / Embed](#)

## Sex



[Show data / Embed](#)

## Race & Ethnicity



\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

## Households

**9,912**

Number of households

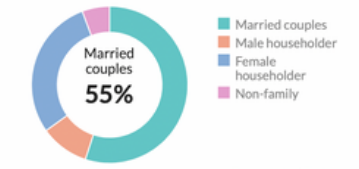
the Riverside-San Bernardino-Ontario, CA Metro Area: 1,392,249  
 California: 13,217,586

**3.8**

Persons per household

about 20 percent higher than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 3.2  
 about 1.3 times the figure in California: 2.9

### Population by household type



[Show data / Embed](#)

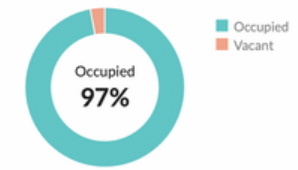
## Units & Occupancy

**10,210**

Number of housing units

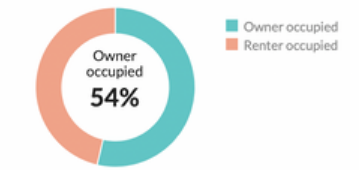
the Riverside-San Bernardino-Ontario, CA Metro Area: 1,573,099  
 California: 14,328,539

### Occupied vs. Vacant



[Show data / Embed](#)

### Ownership of occupied units



[Show data / Embed](#)

# CONTACT



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**2022 Rankings**  
**#1 California**  
**#3 Nationwide**  
**#6 Worldwide**

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