



# FOR SALE

OFFICE / INDUSTRIAL PROPERTY | 5,338 SF

1600 S GROVE AVE STE A | ONTARIO | CA

## PROPERTY HIGHLIGHTS:

- High Image Office Buildout
- Built-In Furniture
- 3,700 SF Office / 725 SF Warehouse / 913 SF Mezzanine
- 400 Amps 120/480 V (buyer to verify)
- .33 GMP/3,00 SF calculated sprinkler system
- 16' Clear Height
- 4:1 Parking Ratio
- Located in South Ontario, minutes from Ontario International Airport with excellent freeway access
- Frontier Fiber Service
- 4 AC Units and Zones
- 2" Water Line



FOR MORE INFORMATION. PLEASE CONTACT:

### KERRY COLE

Executive Vice President/Principal/Branch Manager  
P: 909.652.9045 | M: 626.824.4774  
kerry.cole@daumcommercial.com  
CalDRE #00946482



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# PHOTOS



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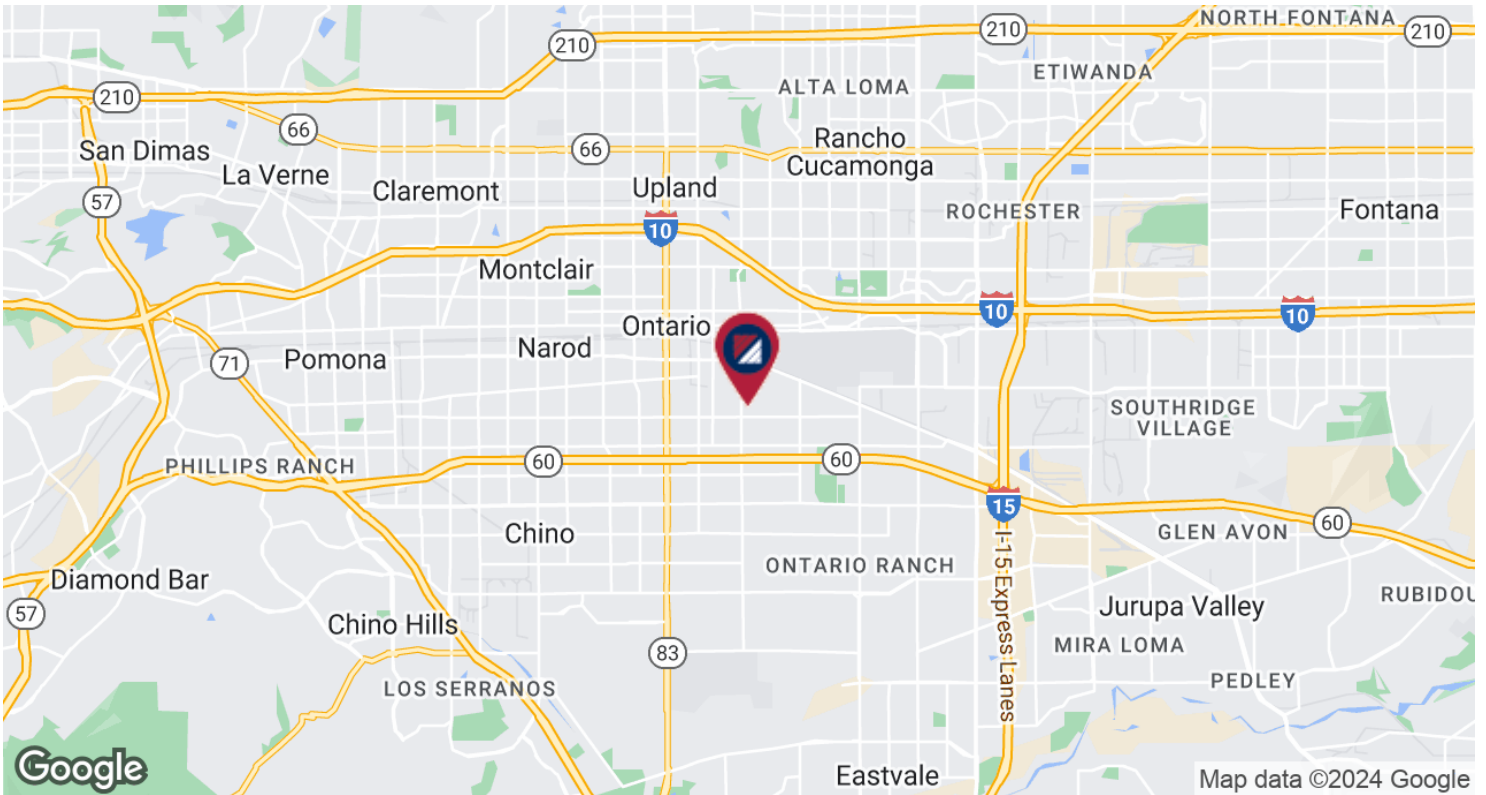
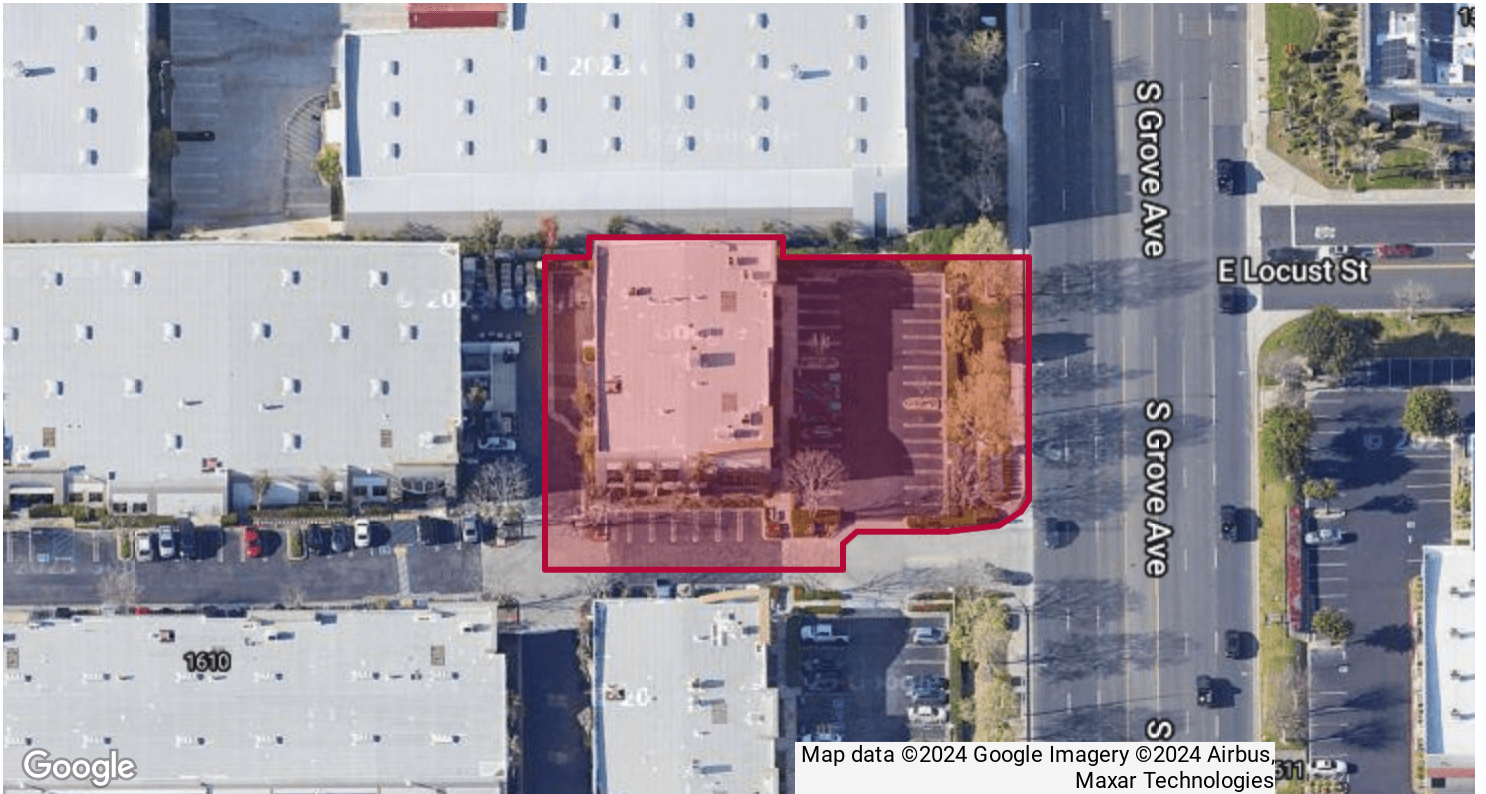


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# LOCATION MAP



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