

ONTARIO PACIFIC BUSINESS CENTER

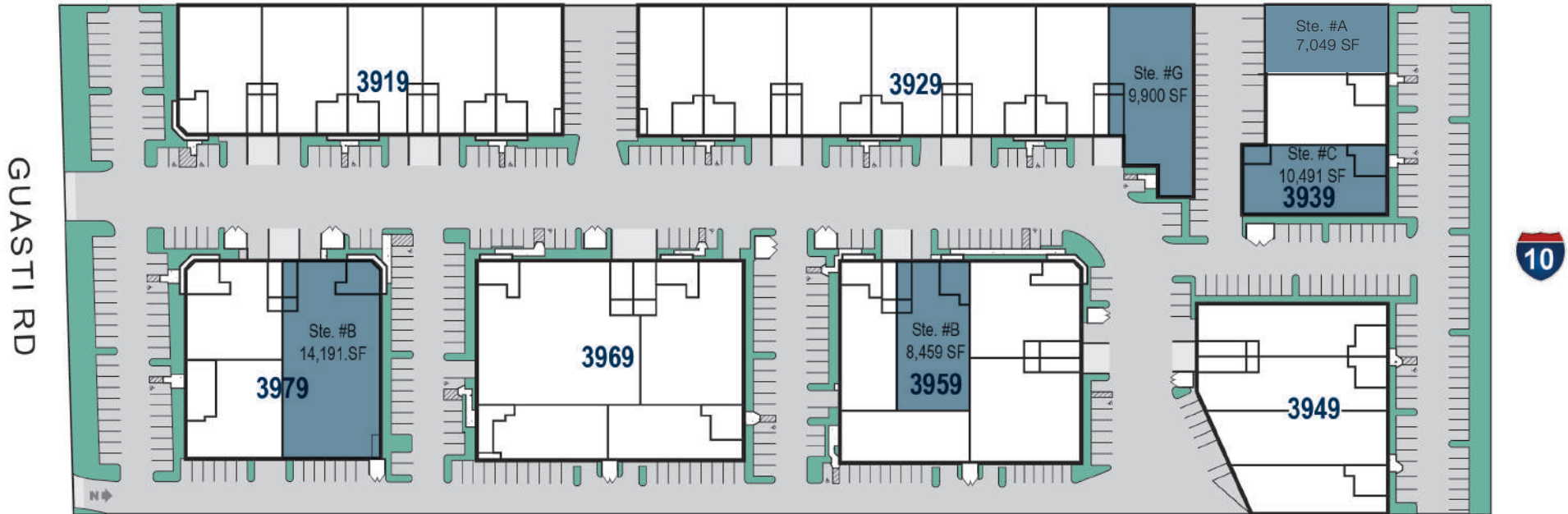
3919-3979 E GUASTI ROAD • ONTARIO, CA



ONTARIO PACIFIC BUSINESS CENTER

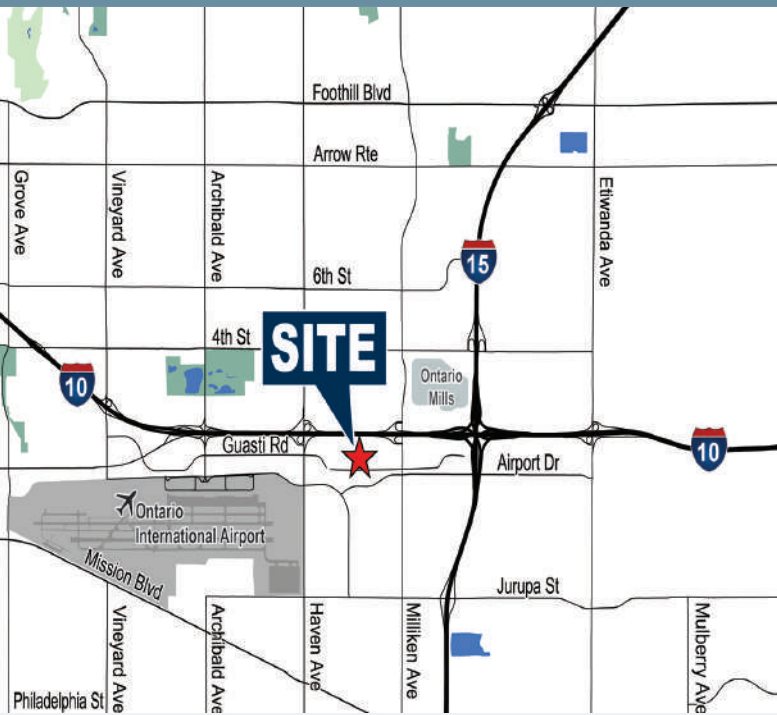
3919-3979 E GUASTI ROAD • ONTARIO, CA

CURRENT AVAILABILITIES



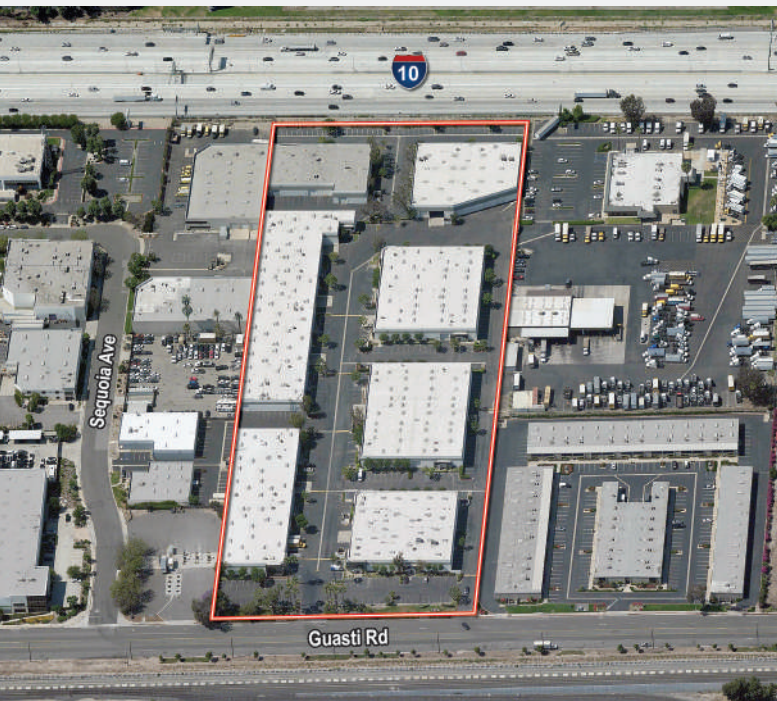
| Address | Unit | Total Size SF | Office SF | Lease Rate PSF / NNN | Doors |
|------------------|------|---------------|-----------|----------------------|--|
| 3929 E Guasti Rd | G | ±9,900 | ±926 | \$1.40 / \$0.25 | 1 Dock High Door with Levelers / 1 Ground Level Door |
| 3939 E Guasti Rd | A | ±7,049 | ±1,132 | \$1.30/\$0.25 | 1 Ground Level Door |
| 3939 E Guasti Rd | C | ±10,491 | ±3,639 | \$1.30 / \$0.25 | 1 Ground Level Door |
| 3959 E Guasti Rd | B | ±8,459 | ±890 | \$1.40 / \$0.25 | 1 Dock High Door / 1 Ground Level Door |
| 3979 E Guasti Rd | B | ±14,200 | ±2,579 | \$1.40 / \$0.25 | 1 Dock High Door / 1 Ground Level Door |

ONTARIO PACIFIC BUSINESS CENTER



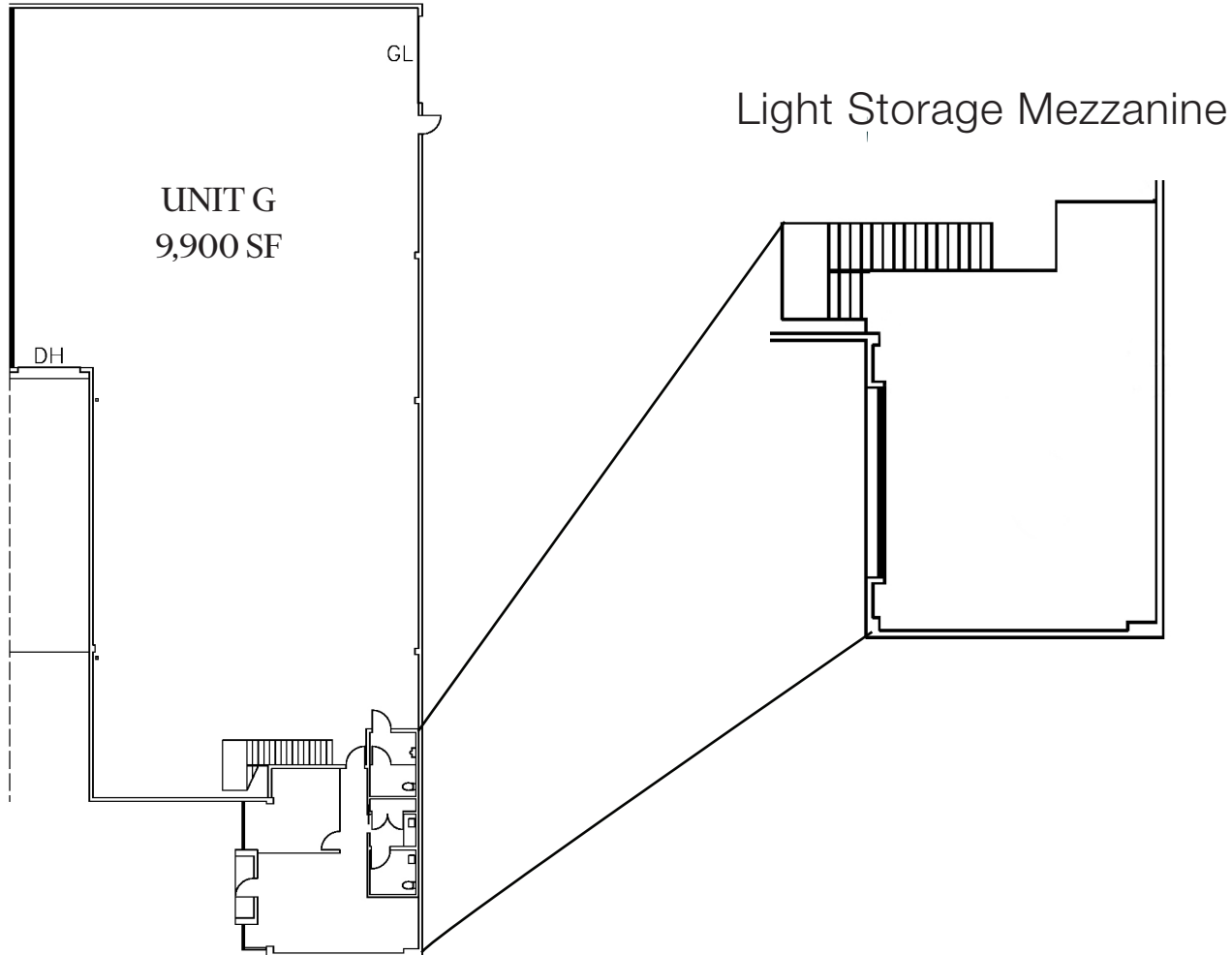
Situated along the I-10 freeway, the Ontario Pacific Business Center offers excellent visibility and accessibility in a 254,861 square-foot business park. This professionally managed, high-image property provides leasing options ranging from 5,400 to 17,000 square feet, with each unit including office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

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. Unit's 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

3929 E GUASTI ROAD, UNIT G • ONTARIO, CA

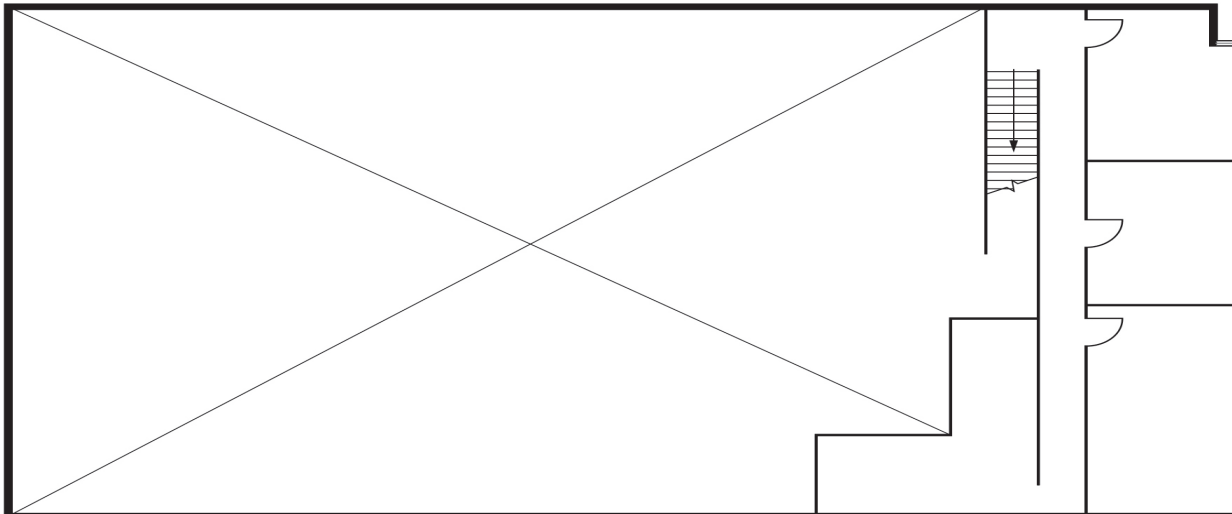
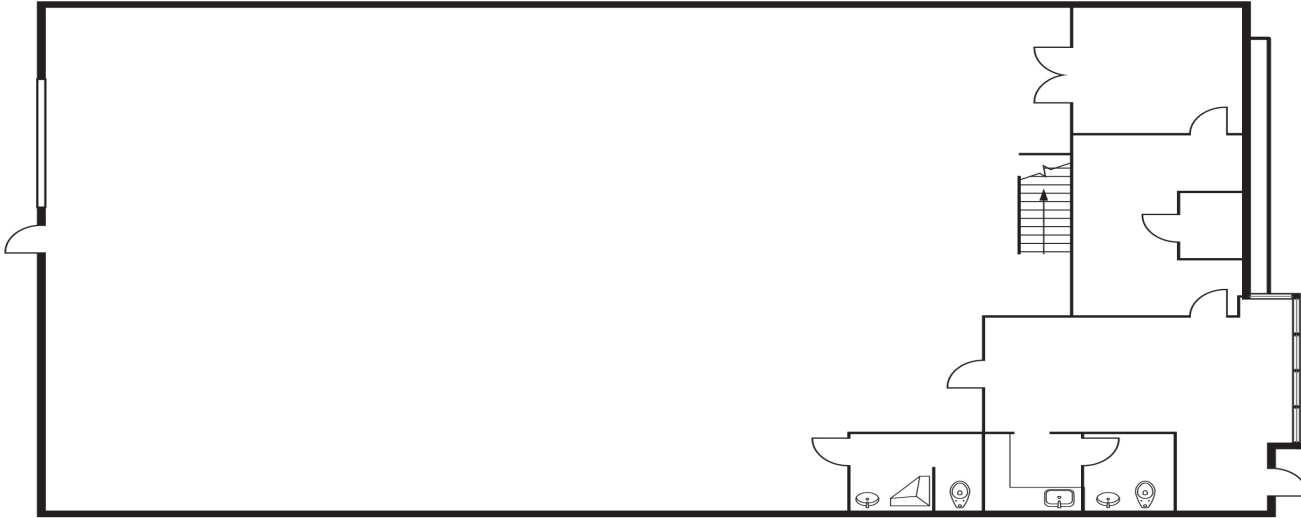


PROPERTY HIGHLIGHTS

- ±9,900 SF Industrial warehouse
- ±926 SF Office
- ±930 SF of Light Storage Mezzanine
- 22' Minimum clear height
- 1 Dock high door equipped with leveler
- 1 Ground level door
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER

3939 E GUASTI ROAD, UNIT A • ONTARIO, CA

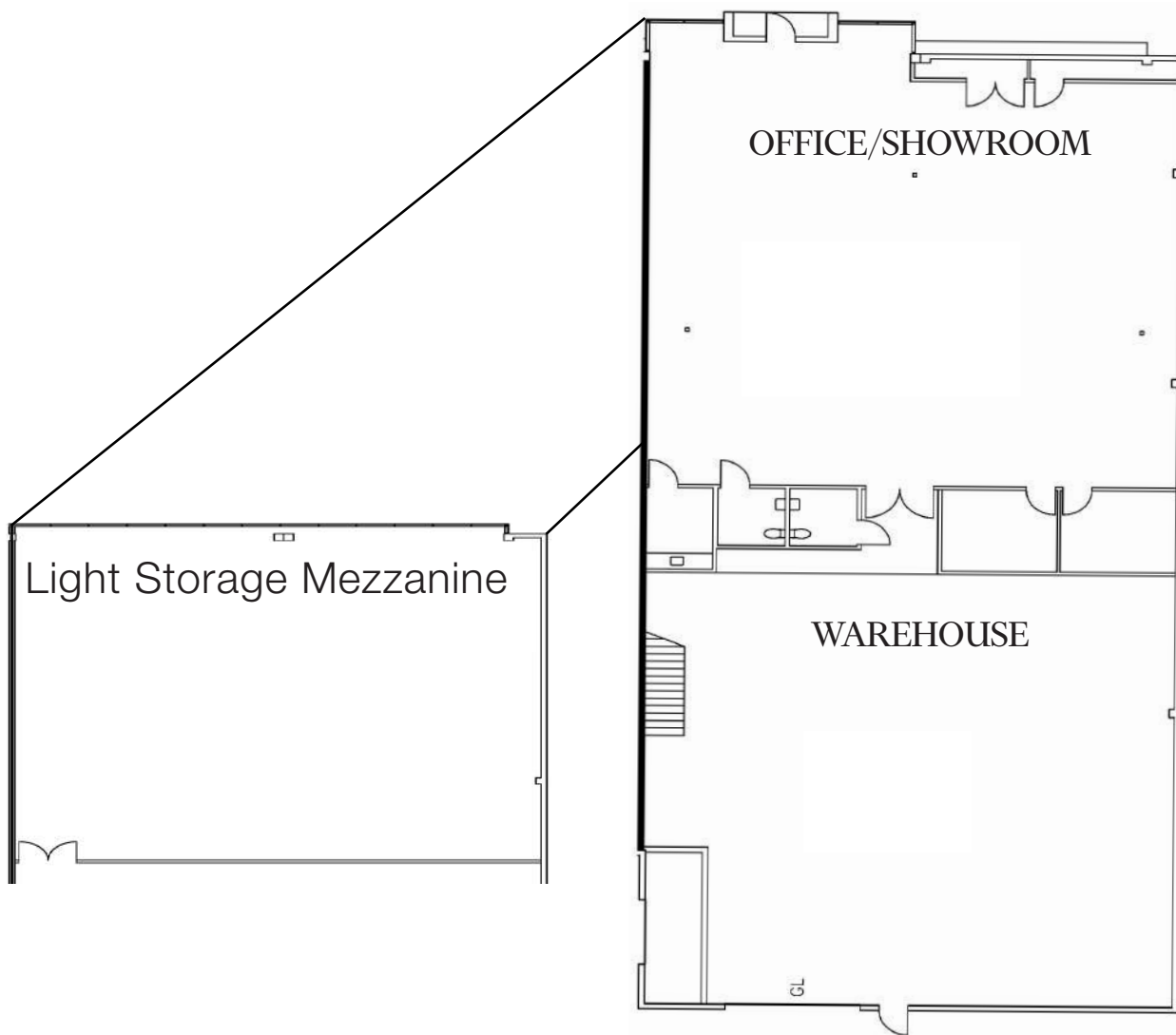


PROPERTY HIGHLIGHTS

- ±7,049 SF Industrial warehouse
- ±1,132 SF Office
- ±1,291 SF of Light Storage Mezzanine
- 22' Minimum clear height
- 1 Ground level door
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER

3939 E GUASTI ROAD, UNIT C • ONTARIO, CA

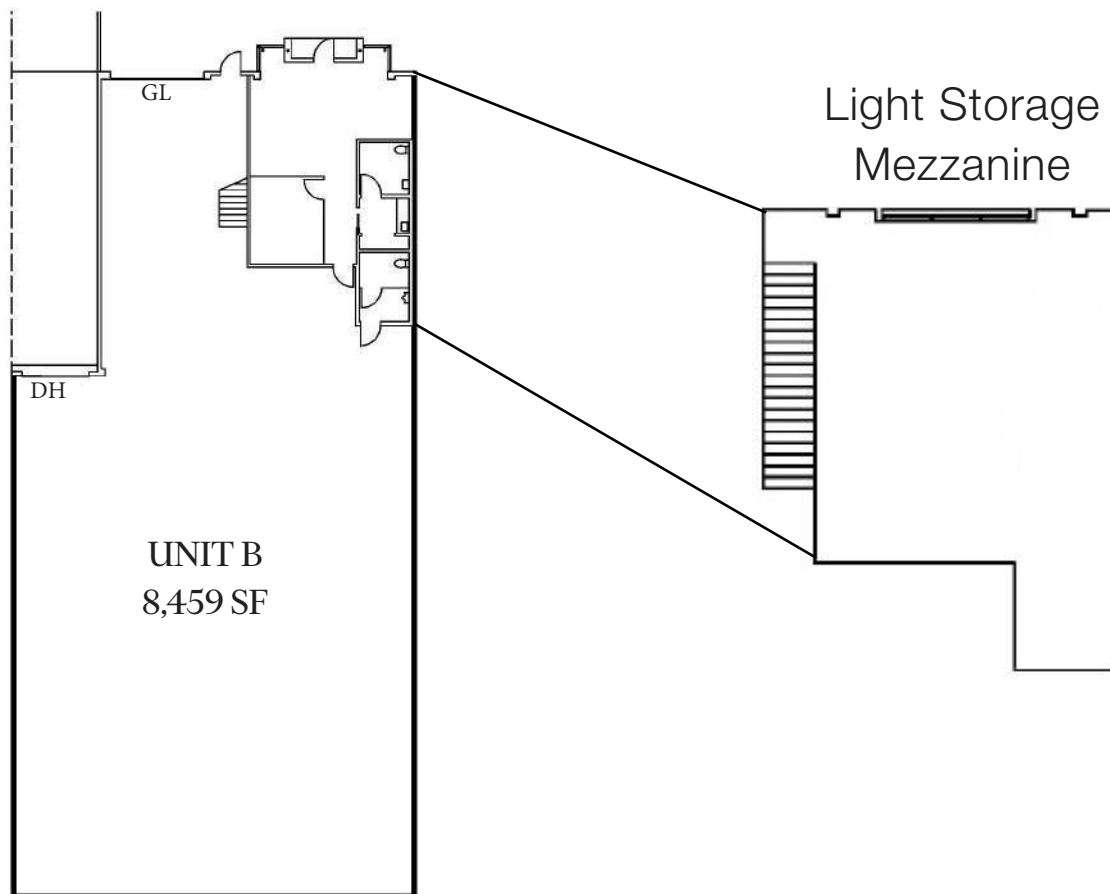


PROPERTY HIGHLIGHTS

- ±10,491 SF Industrial/Showroom unit
- ±3,639 SF of 1st floor office/showroom
- ±3,810 SF of Light Storage Mezzanine
- 22' Minimum clear height
- 1 Ground level door
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER

3959 E GUASTI ROAD, UNIT B • ONTARIO, CA



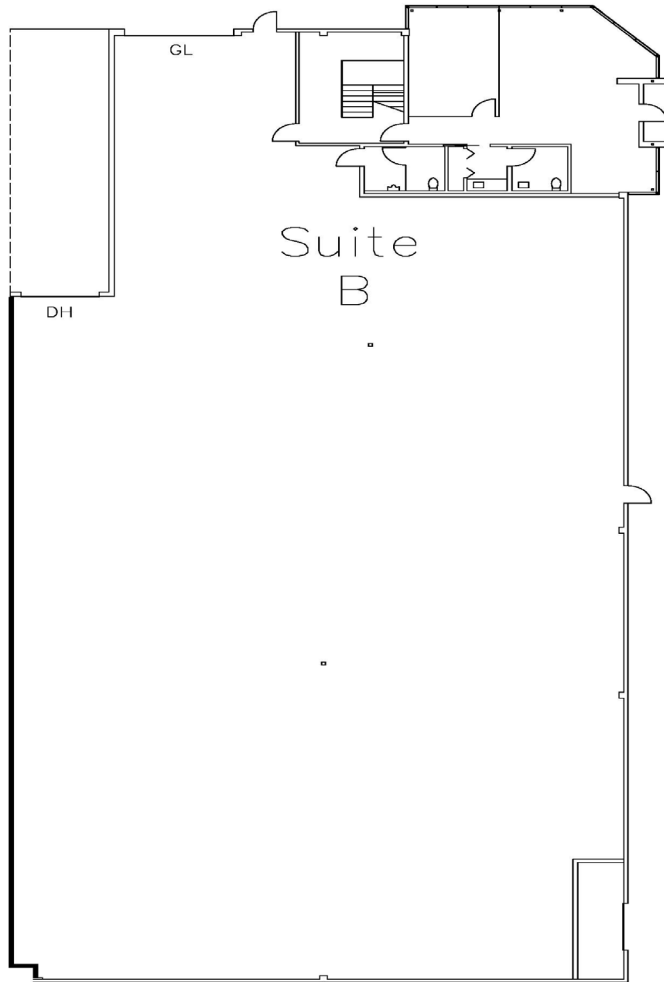
PROPERTY HIGHLIGHTS

- ±8,459 SF Industrial warehouse
- ±890 SF Office
- ±922 SF of Light Storage Mezzanine
- 22' Minimum clear height
- 1 Dock high door
- 1 Ground level door
- Fire sprinklered

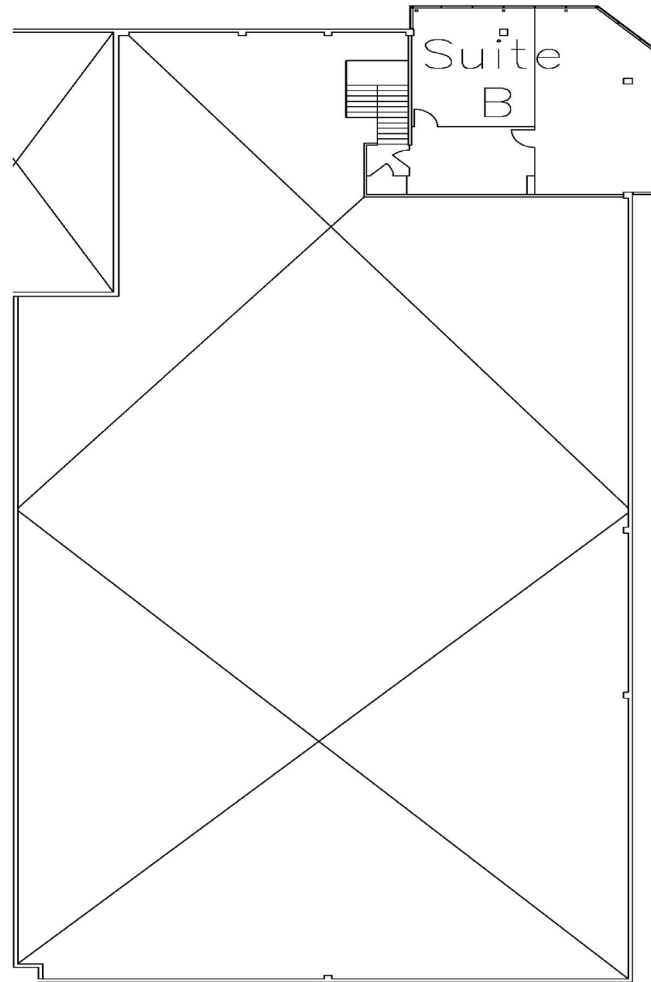
ONTARIO PACIFIC BUSINESS CENTER

3979 E GUASTI ROAD, UNIT B • ONTARIO, CA

FIRST FLOOR



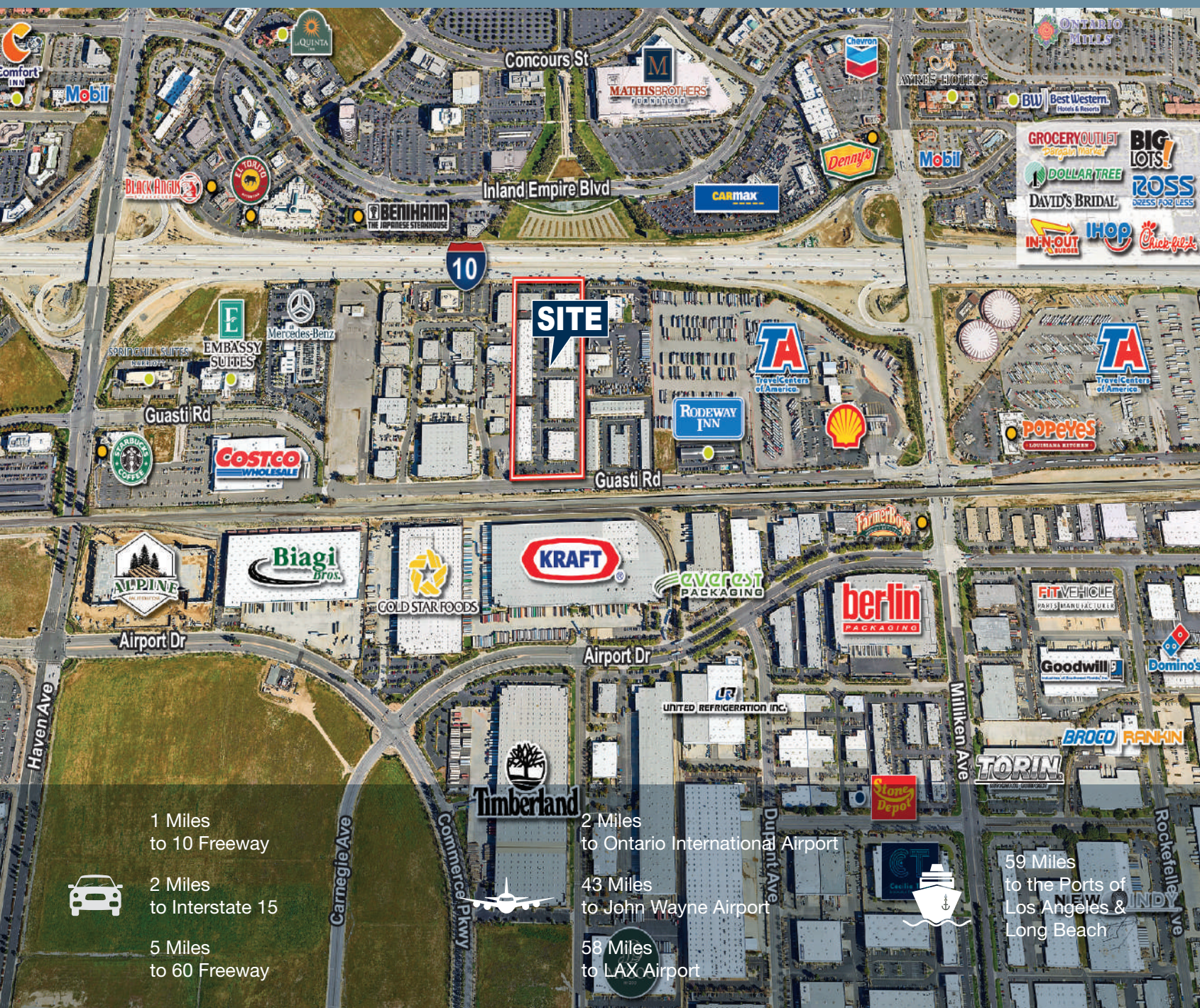
SECOND FLOOR



PROPERTY HIGHLIGHTS

- ±14,200 SF Industrial warehouse
- ±1,394 SF of 1st Floor Office Space
- ±1,185 SF of 2nd Floor Office Space
- 22' Minimum clear height
- 1 Dock high door
- 1 Ground level door
- Fire sprinklered

ONTARIO PACIFIC BUSINESS CENTER



RYAN MOORE, SIOR
 Senior Vice President, Partner
 rmoore@voitco.com
 909.545.8011
 Lic. #01821438

CHRISTIAN EMERSON
 Senior Associate
 cemerson@voitco.com
 909.545.8018
 Lic. #02104669

RYAN SHATTUCK
 Associate
 rshattuck@voitco.com
 909.545.8013
 Lic. #02228315

Voit
 REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
 Anaheim, CA 92806
 714.978.7880 | 714.978.9431 Fax
 Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2019 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

1 Miles
to 10 Freeway

2 Miles
to Interstate 15

5 Miles
to 60 Freeway



2 Miles
to Ontario International Airport

43 Miles
to John Wayne Airport

58 Miles
to LAX Airport



59 Miles
to the Ports of
Los Angeles &
Long Beach

