

— CORPORATE BUSINESS CENTER —

NEWLY CREATED WAREHOUSE



**FOR
LEASE**

+9,290 SF INDUSTRIAL SPACE AVAILABLE

25809 BUSINESS CENTER DRIVE
LOMA LINDA, CA 92374

ROCKY MORAN | Sr. Vice President
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DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



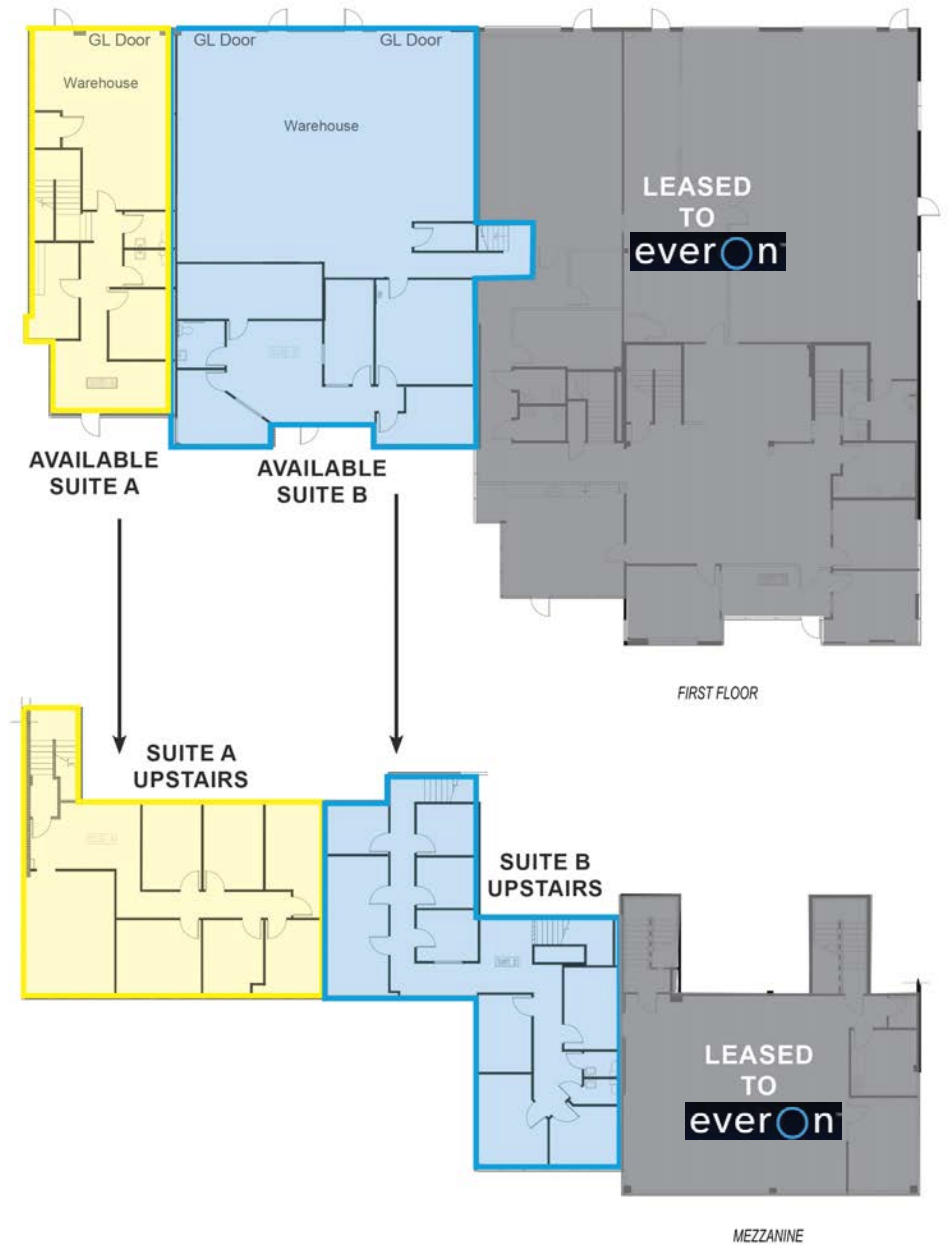
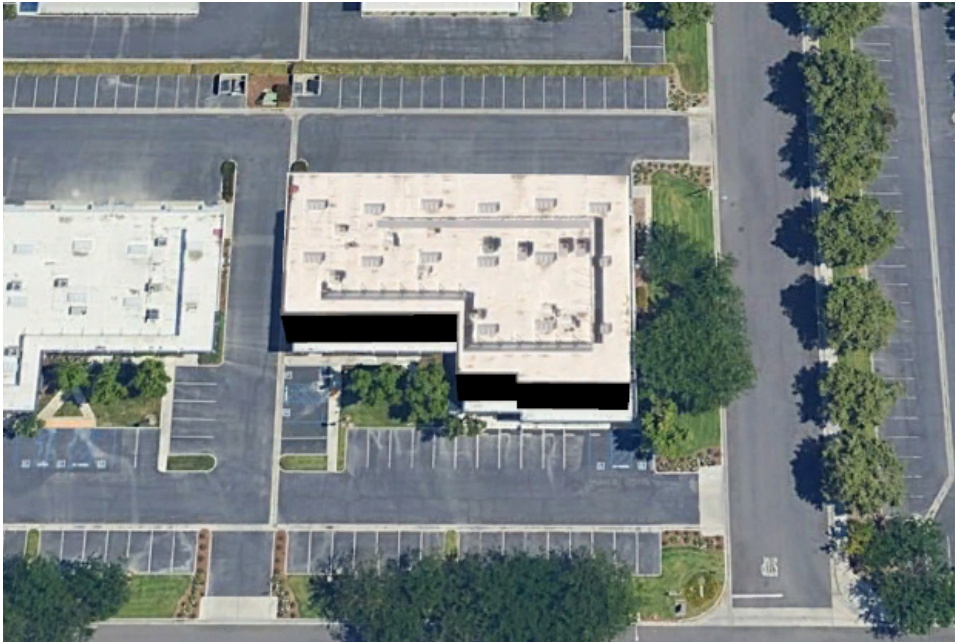
25809 BUSINESS CENTER DRIVE

SUITE	AVAILABLE	USE TYPE	LEASE RATE	CAM	DESCRIPTION
A/B	±9,290 SF	Flex Industrial	\$1.57 PSF GRS	\$0.09 PSF	Large ±3,000 sf warehouse with 2 story office, end cap unit, 3 grade level doors, tall interior clearances, ±6,290 sf office

- ▶ BP Zoning (Business Park) flexible zoning warehouse/office/specialty uses
- ▶ Freeway visibility, located directly off 10 FWY at Mt. View in Master Planned Park
- ▶ Located in prestigious Corporate Business Center Park-Excellent corporate image
- ▶ Tall 20' clear industrial warehouse
- ▶ Corporate neighbors include **ADT, G3 Engineering, & Veterans Affairs**
- ▶ Full HVAC warehouse capability
- ▶ 200 amps, 120/208 voltage, 3-phase power
- ▶ .21/1,500 SF sprinkler coverage
- ▶ Professionally managed
- ▶ Abundant 3:1 parking ratio, full drive around access
- ▶ (3) Three large grade level doors
- ▶ The Ontario International Airport is less than 20 miles away
- ▶ 4% Broker commission and free rent on approved credit

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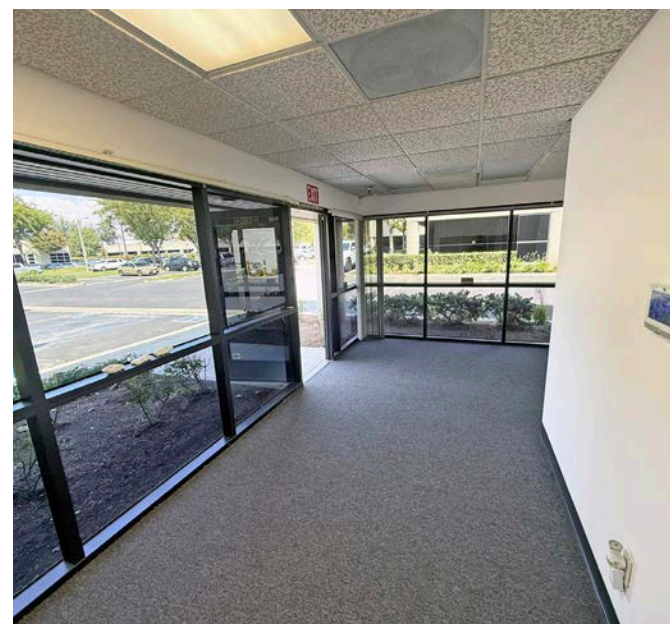


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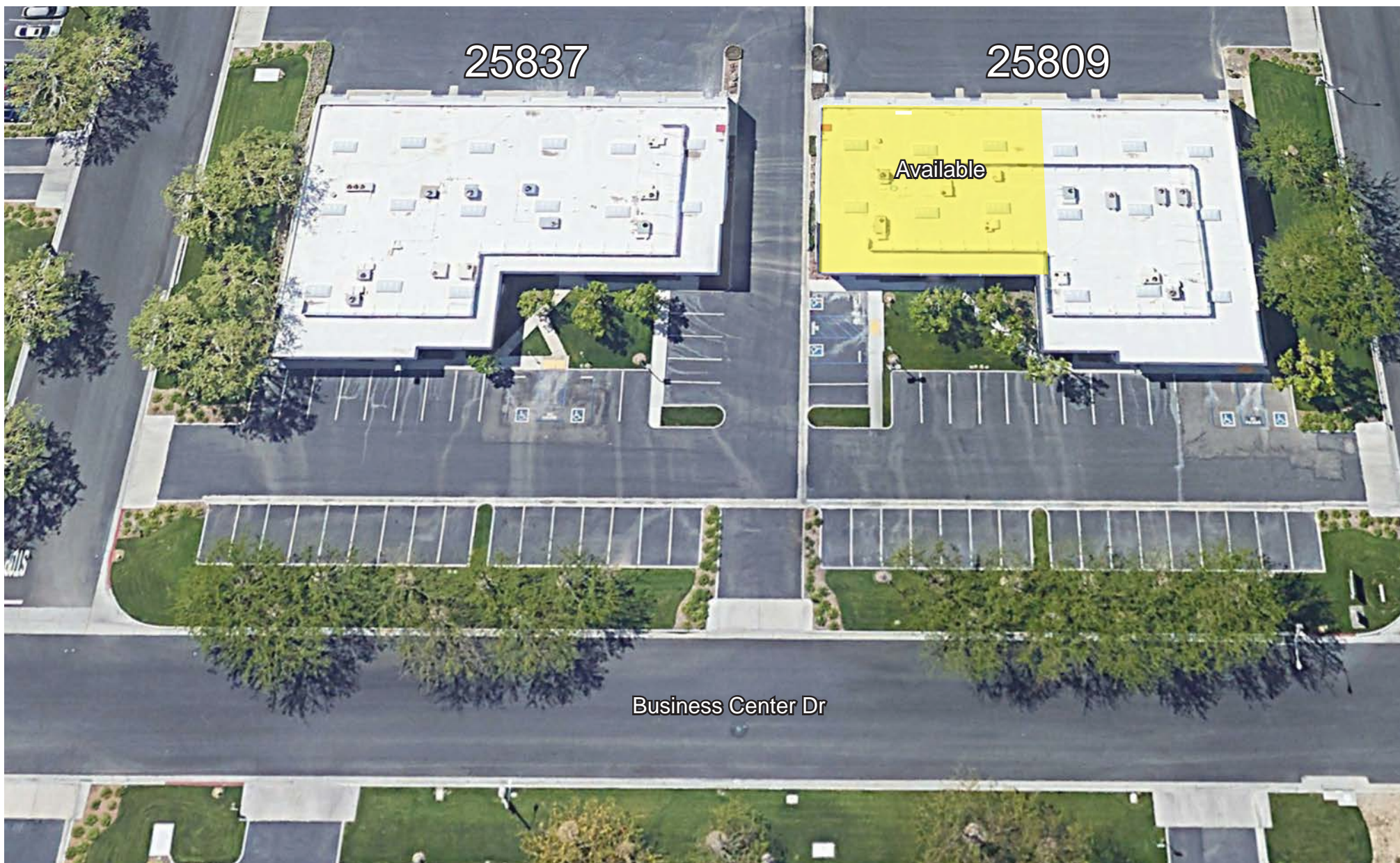
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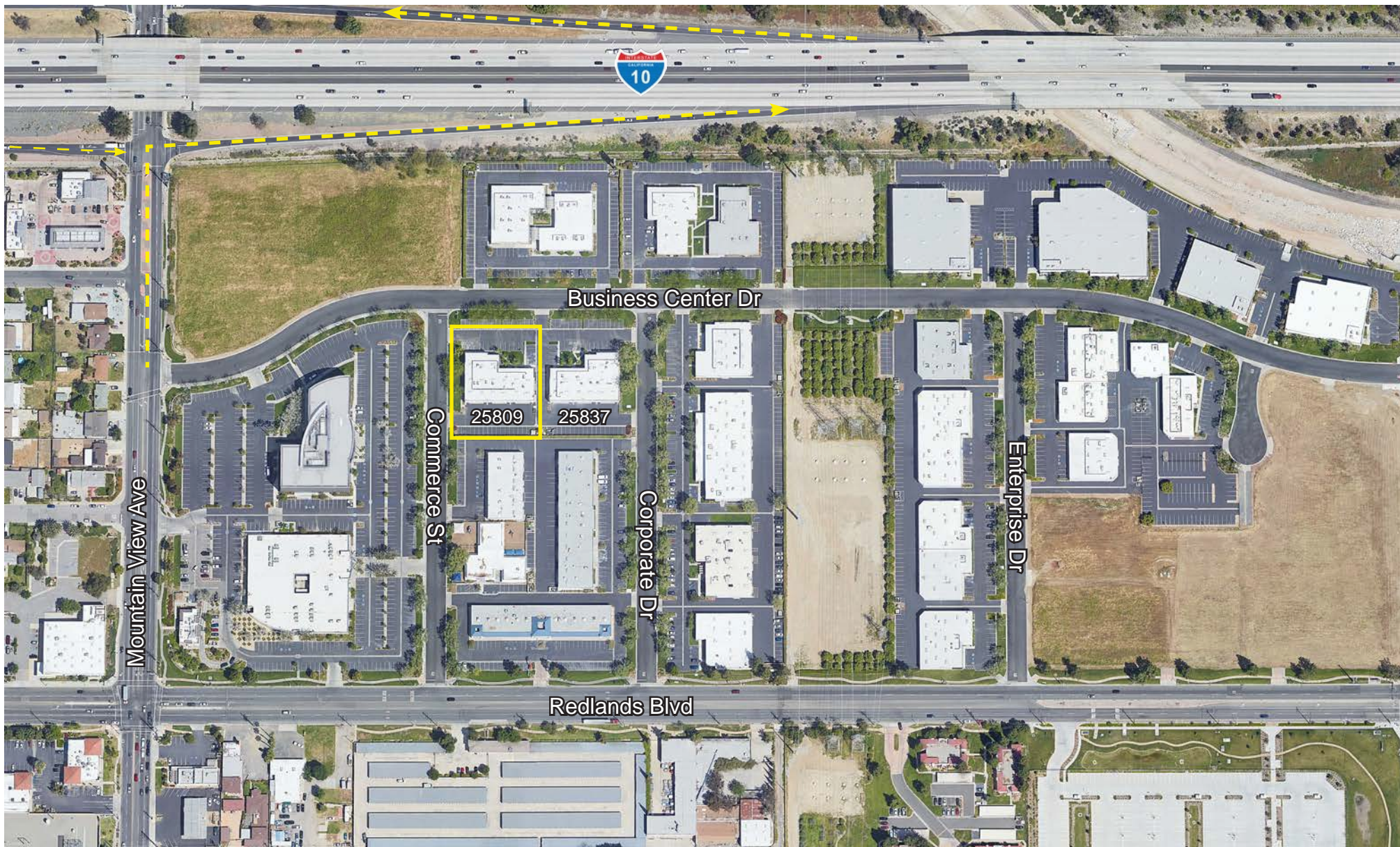
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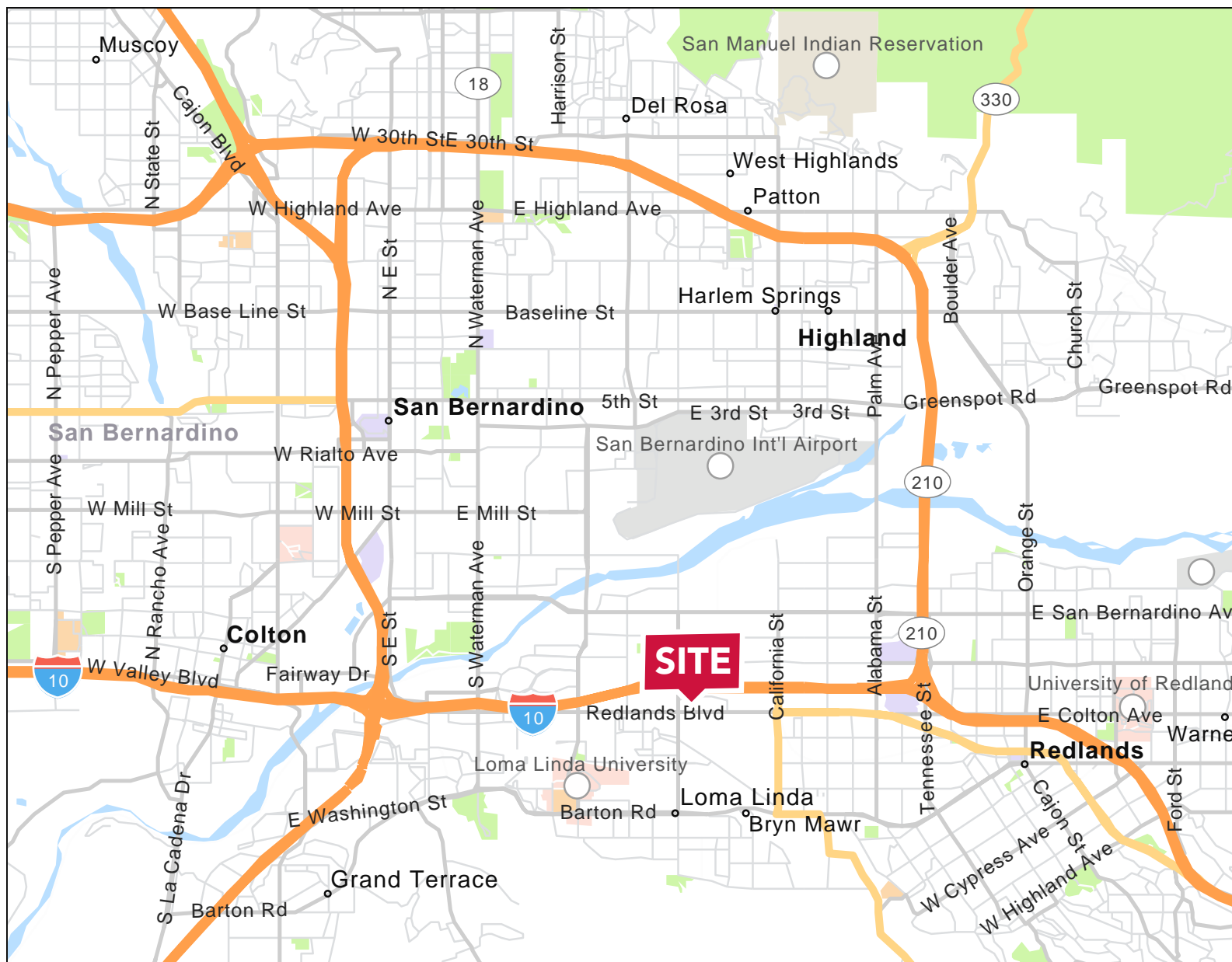
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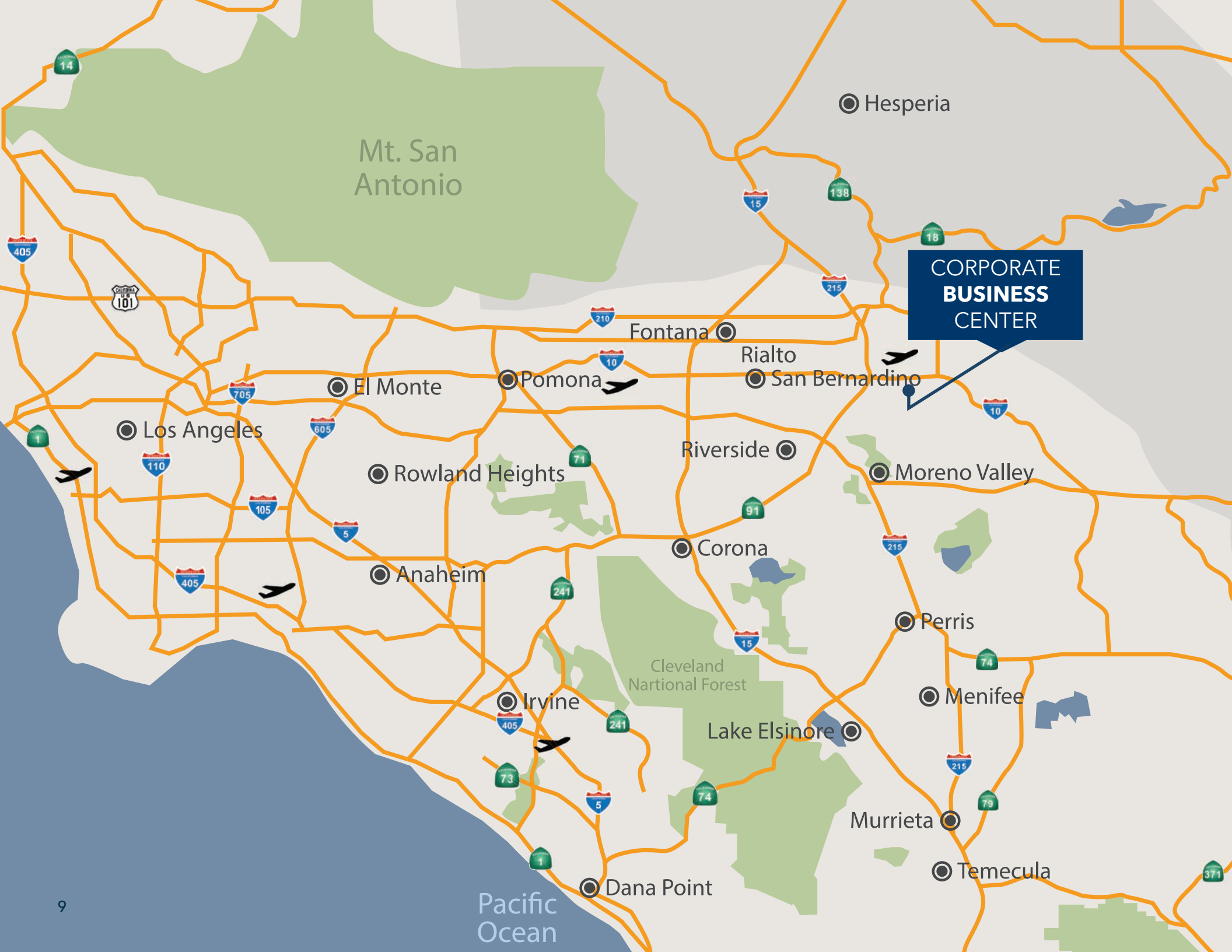


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Mt. San Antonio

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