



STATE OF THE ART FEATURES

- Part of 8-Building Master-planned Industrial Park
- ±2,500 SF Finished Ground Floor Office Suites with ±2,500 SF of Finished Mezzanine
- 4 Dock High Loading Doors
- 1 Grade Level Loading Door
- 30' Clear Height
- 135' Fenced and Secured Concrete Truck Yard
- ESFR Fire Sprinkler System (K25 heads)
- 800-Amp, 277/480V, 3P, 4W House Panel with 1,200-Amp UGPS
- 4-ply Built-Up Roof with 15-yr NDL Warranty
- 2.5% Skylights
- White Scrim Insulation
- 57 Auto Parking Spaces
- Zoned MIP (Manufacturing Industrial Park)
- Close Proximity to Ontario International Airport
- Great Access to I-10, Hwy 60, Hwy 71, and I-15 Freeways

OAKMONT MISSION RAMONA BUSINESS PARK

BUILDING 2
±30,197 SF

FOR LEASE OR SALE

For More Information, please contact:

MARK KEGANS, SIOR
909.974.4070
mark.kegans@nrmk.com
CA RE Lic #00866145

RANDY LOCKHART
909.974.4067
randy.lockhart@nrmk.com
CA RE Lic #00974981

RON WASHLE, SIOR
909.974.4071
ron.washle@nrmk.com
CA RE Lic #00978222

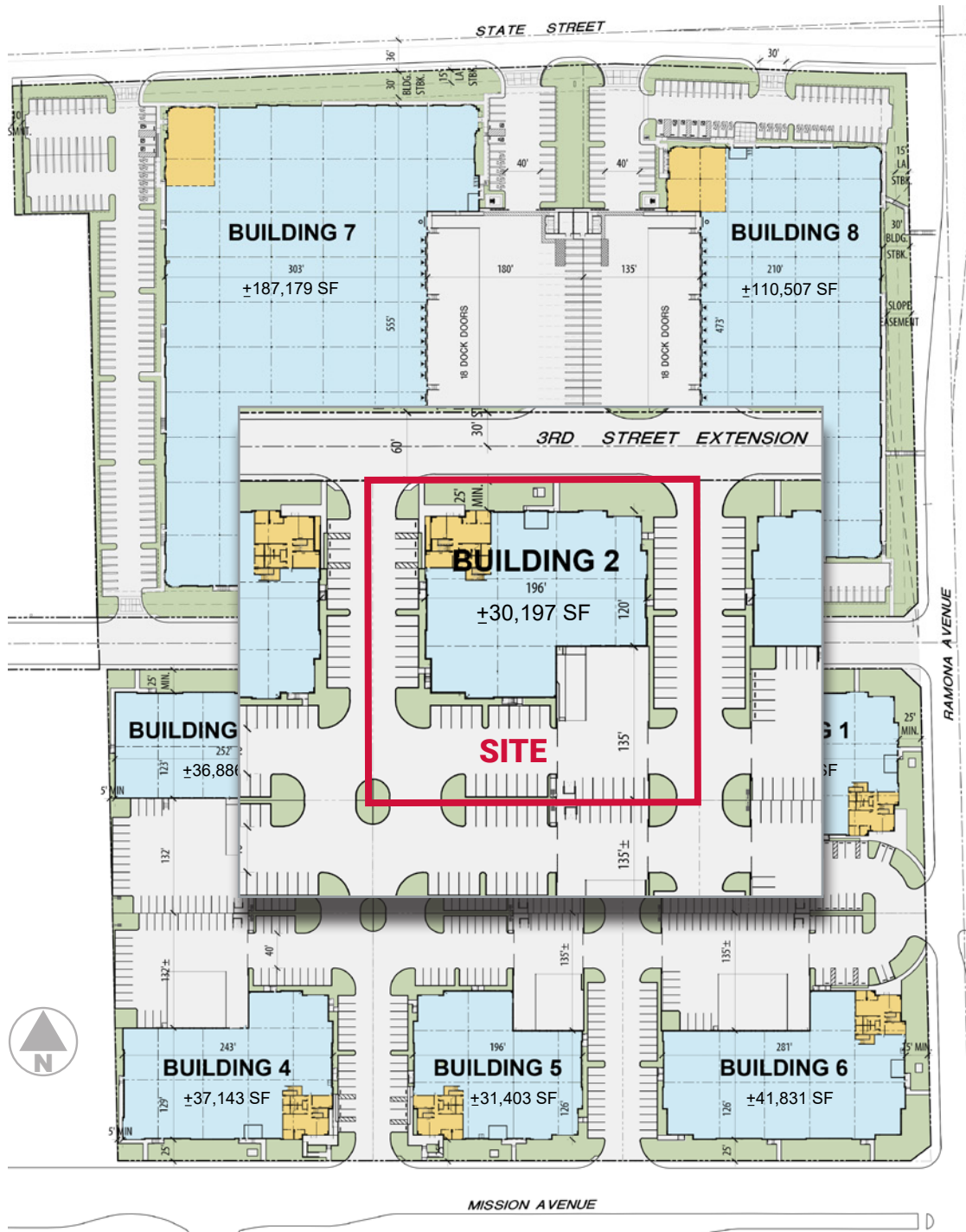
STEVE SPRENGER
909.974.4078
steve.sprenger@nrmk.com
CA RE Lic #01202806

NEWMARK

OAKMONT
INDUSTRIAL GROUP

OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



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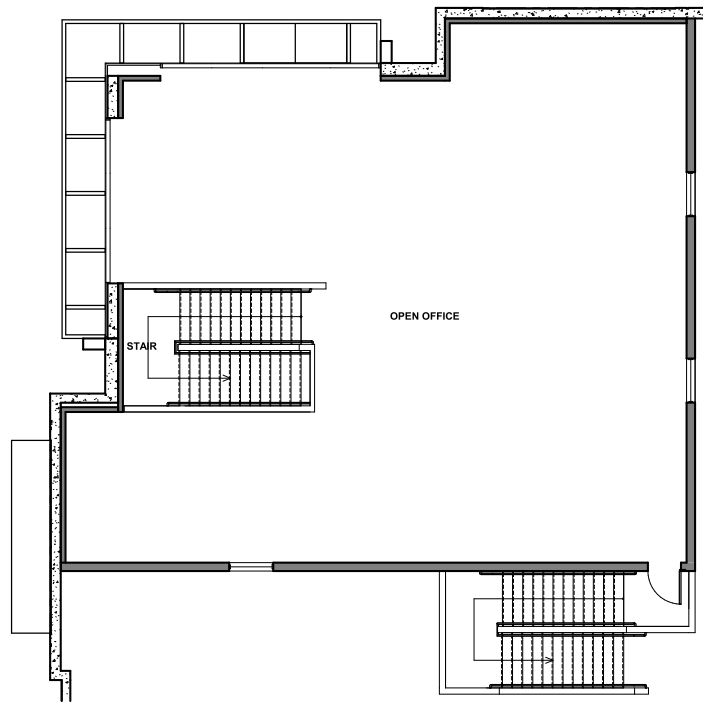
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OAKMONT MISSION RAMONA BUSINESS PARK

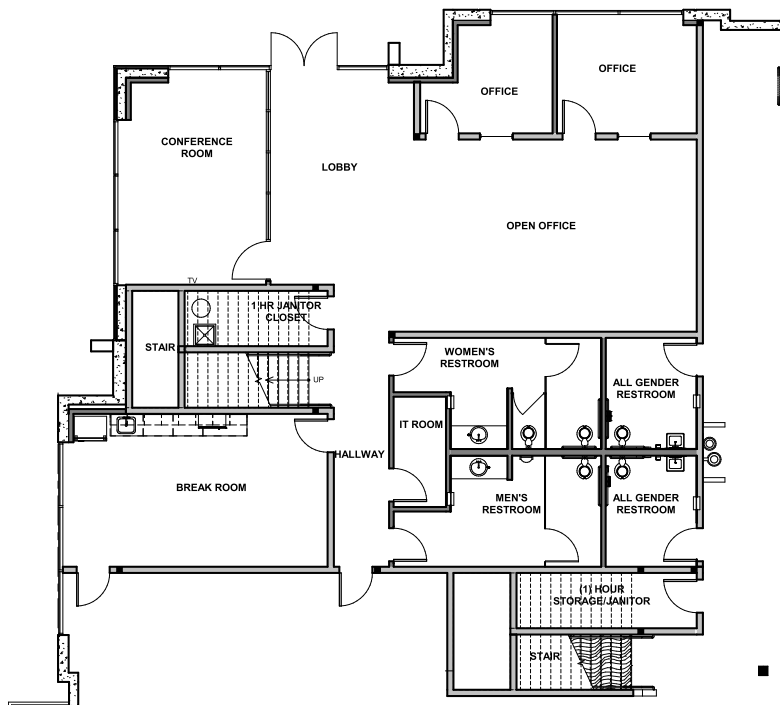
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BUILDING 2 Office Plans

Mezzanine
±2,500 SF



Ground Floor
±2,500 SF



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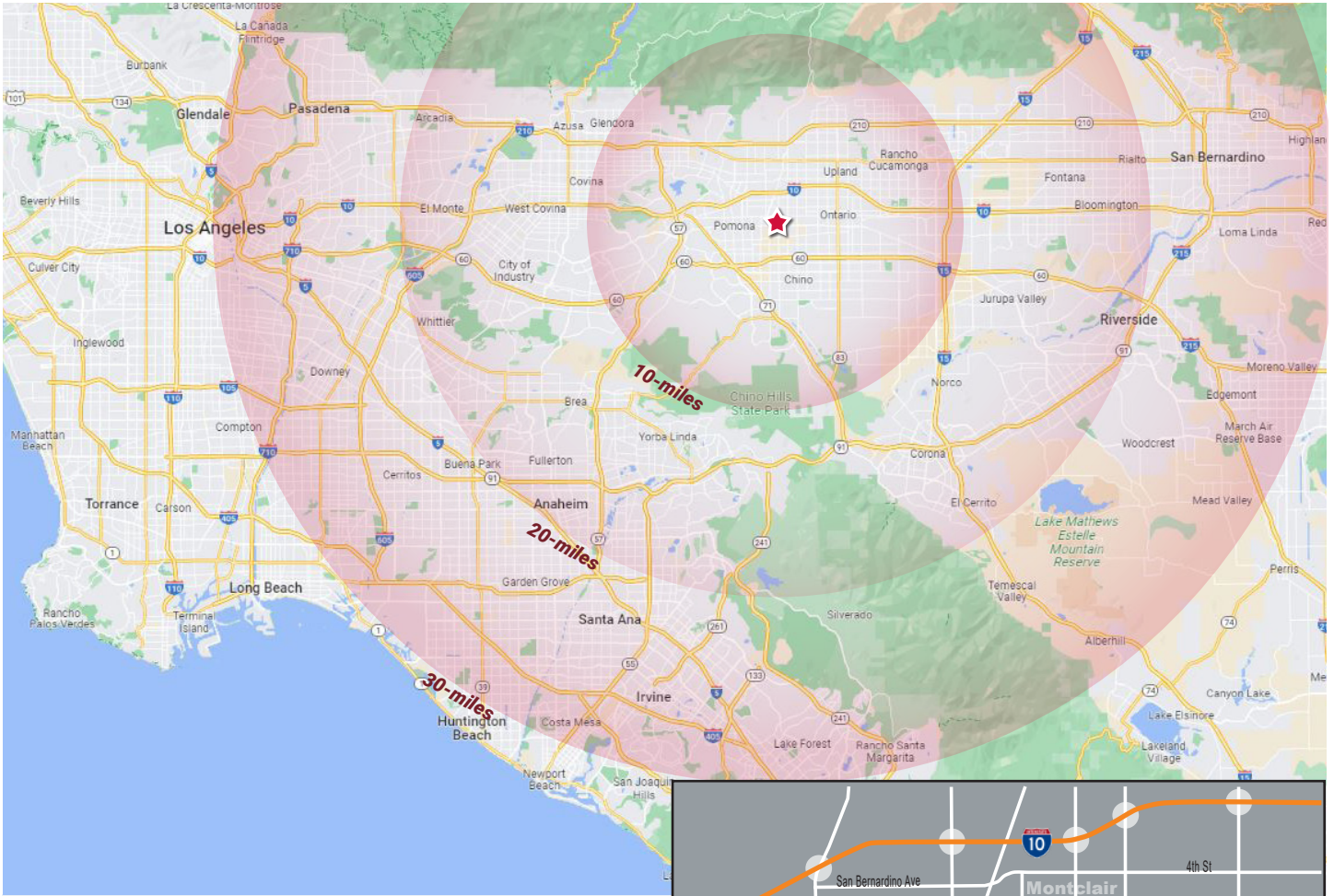
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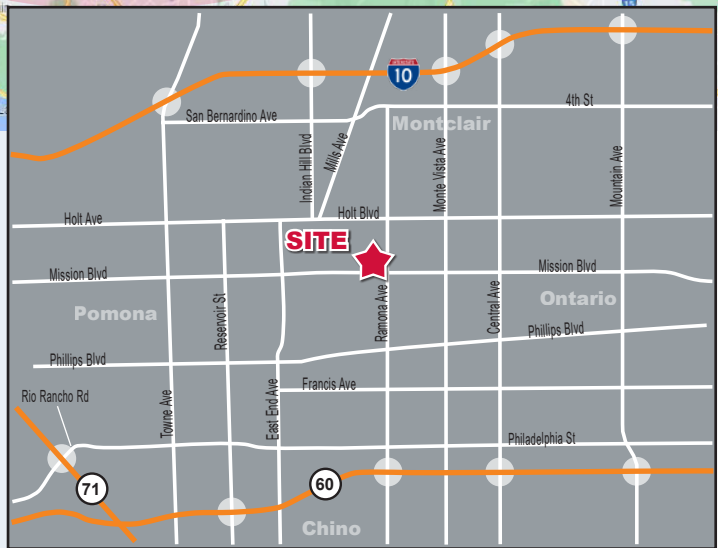
OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



Approximate Drive Distances:

I-10 (via Central Ave)	3.2 miles
Ontario International Airport	6.9 miles
CA-60 (via Ramona Ave)	1.9 miles
CA-71 (via Mission Blvd)	4.4 miles
Downtown Los Angeles	33 miles
John Wayne Airport	35 miles
Port of LA/Long Beach	50 miles
LAX	49 miles



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