

300,172 SF Ontario Warehouse Available for Sublease

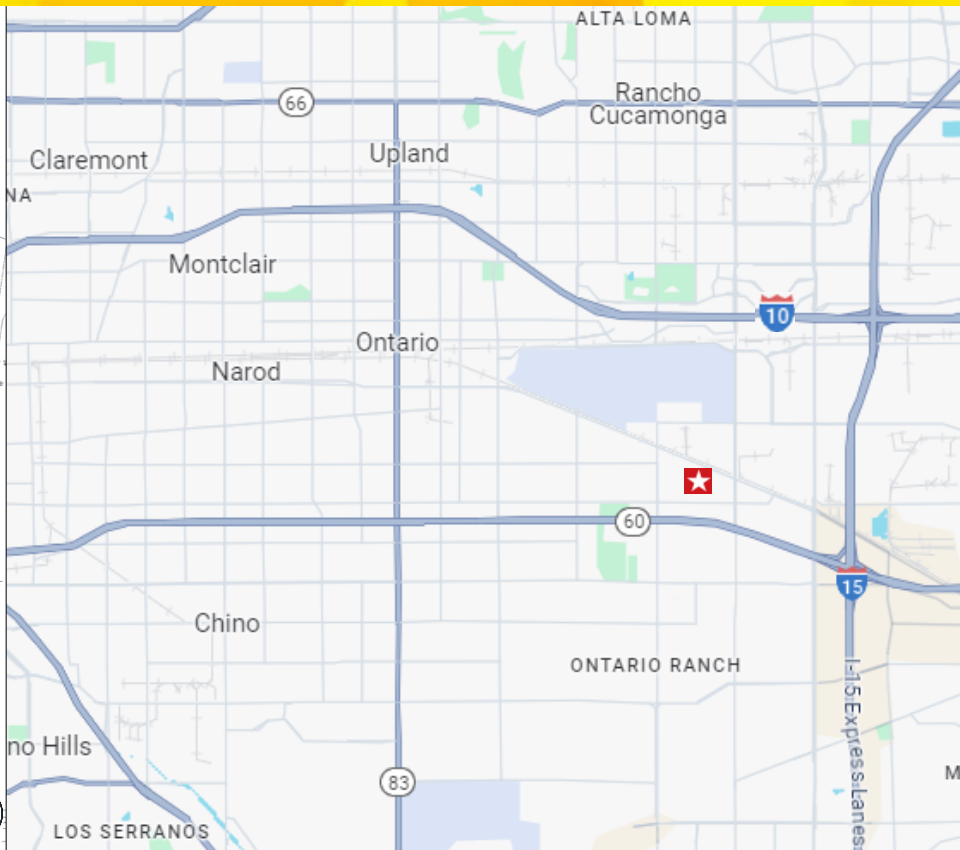
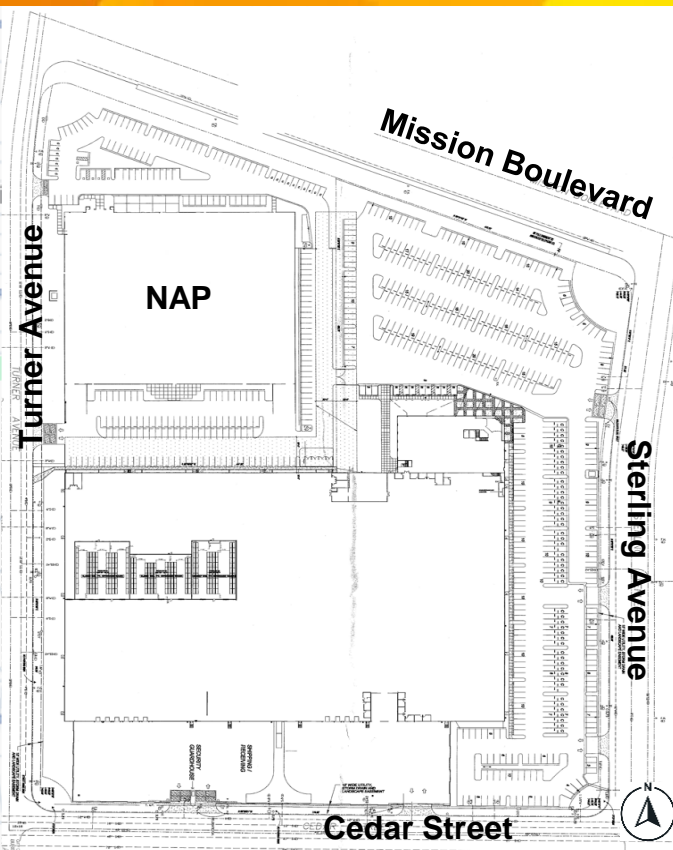
savills

FOR SUBLEASE California Commerce Center - 1950 Sterling Avenue, Ontario, CA 91761

COLD STORAGE Features 111,620 SF of Cold Storage - including Freezer Space



Call to schedule tour



SPACE PROFILE

300,172 SF
Total SF Available

Apprx. 30,000 SF
Office SF

Negotiable
Asking Rental Rate

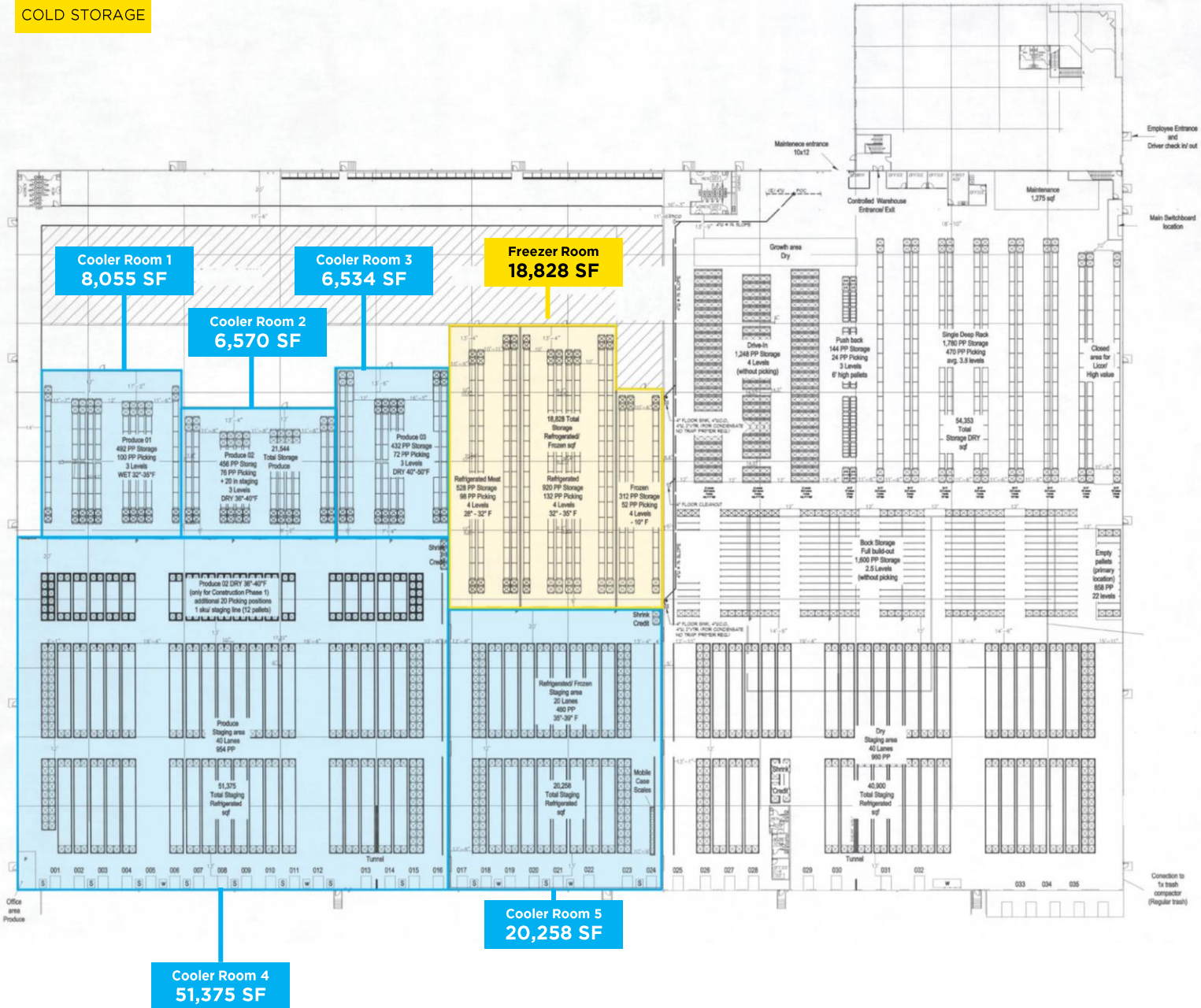
04/30/2025
Sublease Term
Potential Additional Term Available

Q1 2025
Availability

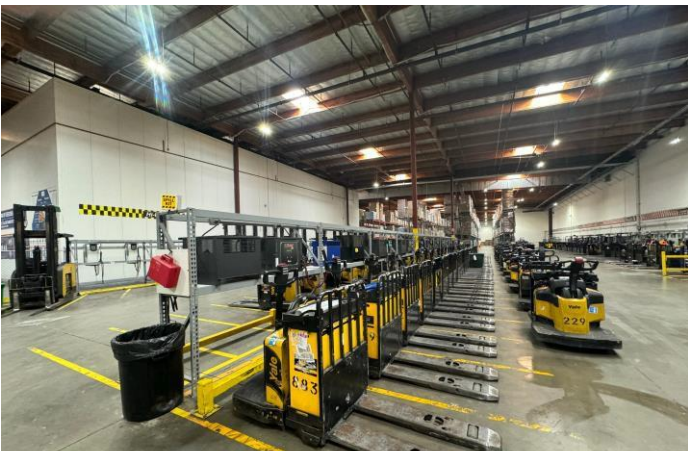
KEY HIGHLIGHTS

- Excellent, freestanding distribution warehouse with large cold-storage component
- Convenient access to I-10, I-15, and I-60 Freeways
- 30' Minimum ceiling clearance
- 31 Loading docks
- 1 Drive-in (12' x 15')
- 220 Surface parking stalls
- Power: 4,000 amps/Heavy (Tenant to confirm)
- Fully sprinklered (ESFR)
- Features three (3) different temperature gradients of cold-storage: Freezer, Produce, & Meat-Cooler space
- Corporate Neighbors: Bell Containers, Curacao, De Well Group, FedEx, Magellan Group, Marika, Plastic Express, Salvation Army, UPS, and United Grocers
- Brand-new roof in place

COLD STORAGE



Cooler Room 1:	32° – 35° F	8,055 SF
Cooler Room 2:	36° – 40° F	6,570 SF
Cooler Room 3:	40° – 50° F	6,534 SF
Cooler Room 4:	36° – 40° F	51,375 SF
Cooler Room 5:	35° – 39° F	20,258 SF
Freezer:	-10° – 35° F	18,828 SF
Total SF:		111,620 SF



Charging stations & forklifts available for lease or purchase



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