

# FOR LEASE

CORPORATE HEADQUARTERS LOCATION

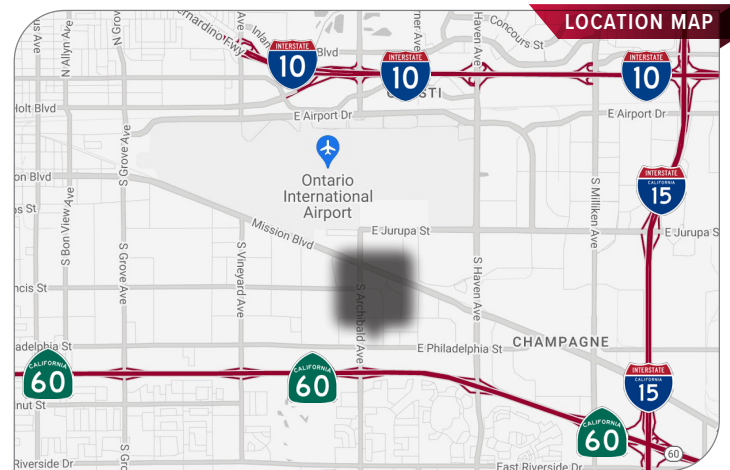


2755 E Philadelphia Street, Ontario 91761

±34,069 SF

## BUILDING FEATURES:

- Ideal Corporate Headquarters
- 34,069 SF Freestanding Industrial Building
- 10,436 SF of High Image Two Story Corporate Offices
- Large secured parking area / yard
- 4 Dock High Doors with levelers at each dock
- 2 Ground Level Doors
- 0.60/3000 Fire Sprinkler System



- Great Southwest Ontario location
- Minutes from Ontario International Airport
- Easy access to 60 Freeway via Archibald Ave

FOR MORE INFORMATION,  
PLEASE CONTACT:

**DAVID WILLIAMS**  
(951) 314-3175 | DRE #01056183  
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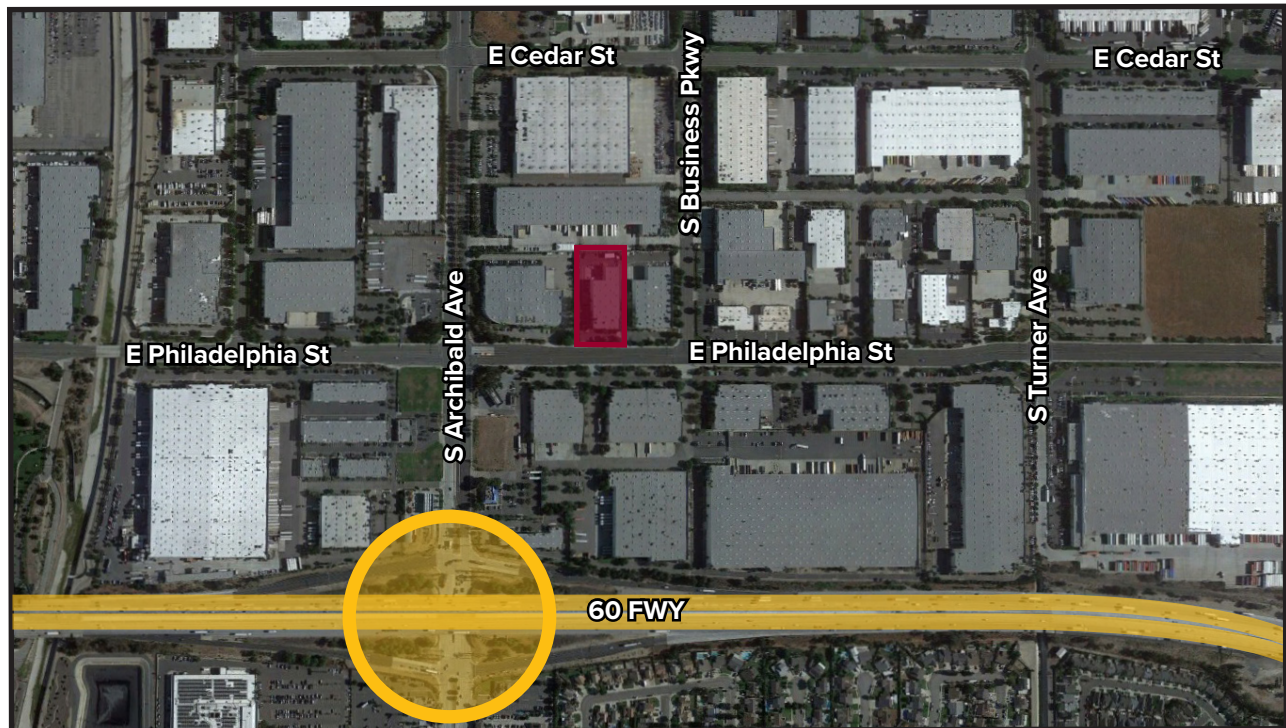
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## GREAT LOCATION

- LED Lighting
- Paint throughout office and warehouse
- Modern wood-look tile downstairs and carpet upstairs
- Exterior paint on entire building
- Additional warehouse restroom
- White cool roof w/ 15-year warranty and new skylights
- Parking lot slurry & stripe
- Enlarged lunchroom area

## Area Map



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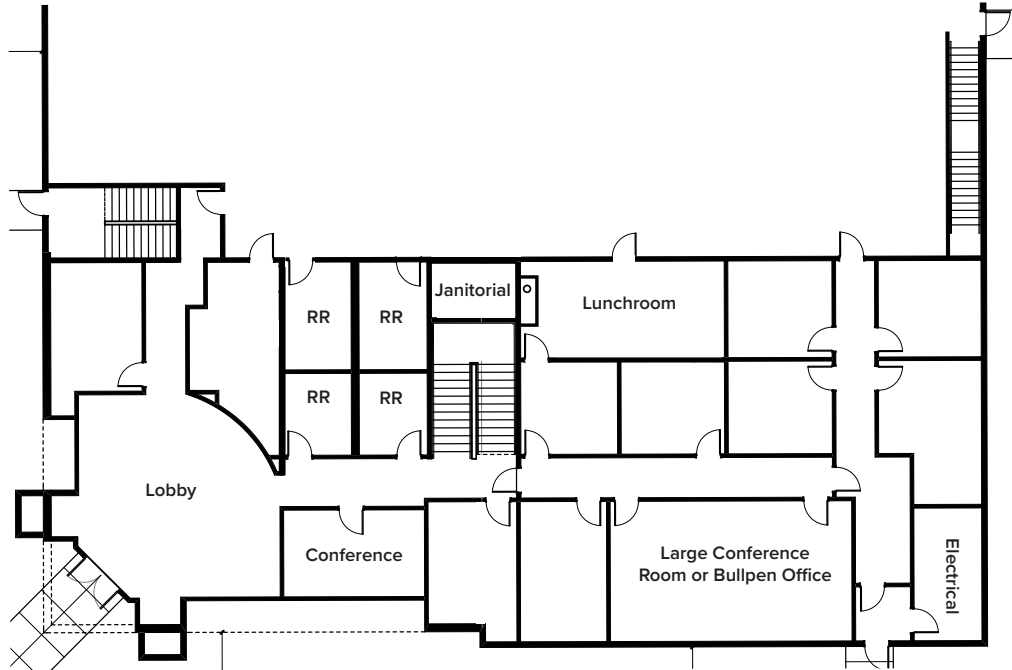
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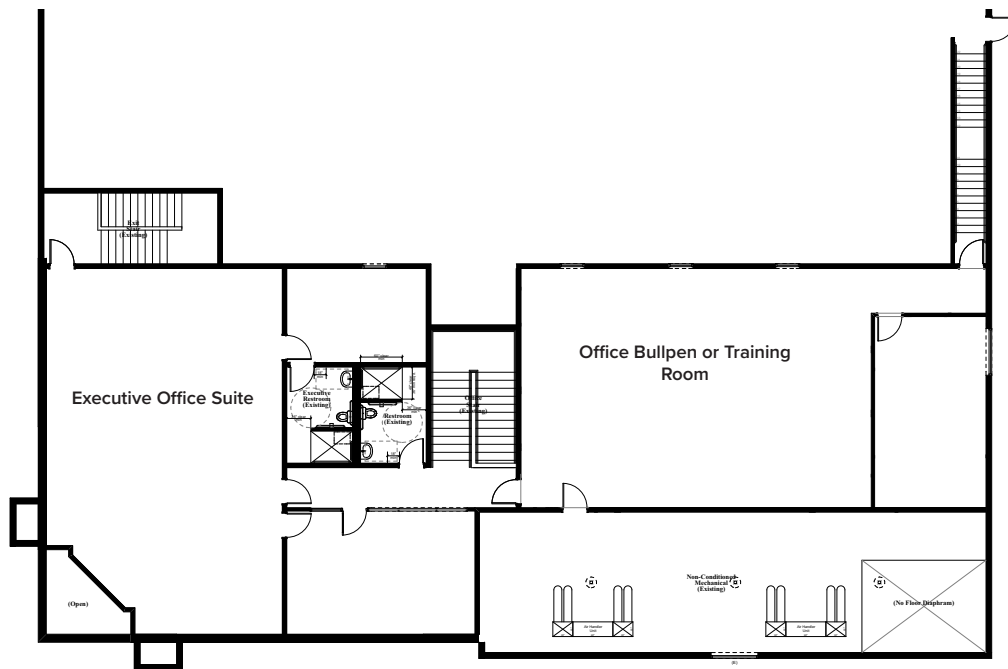
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## FIRST FLOOR OFFICE PLAN



## SECOND FLOOR OFFICE PLAN



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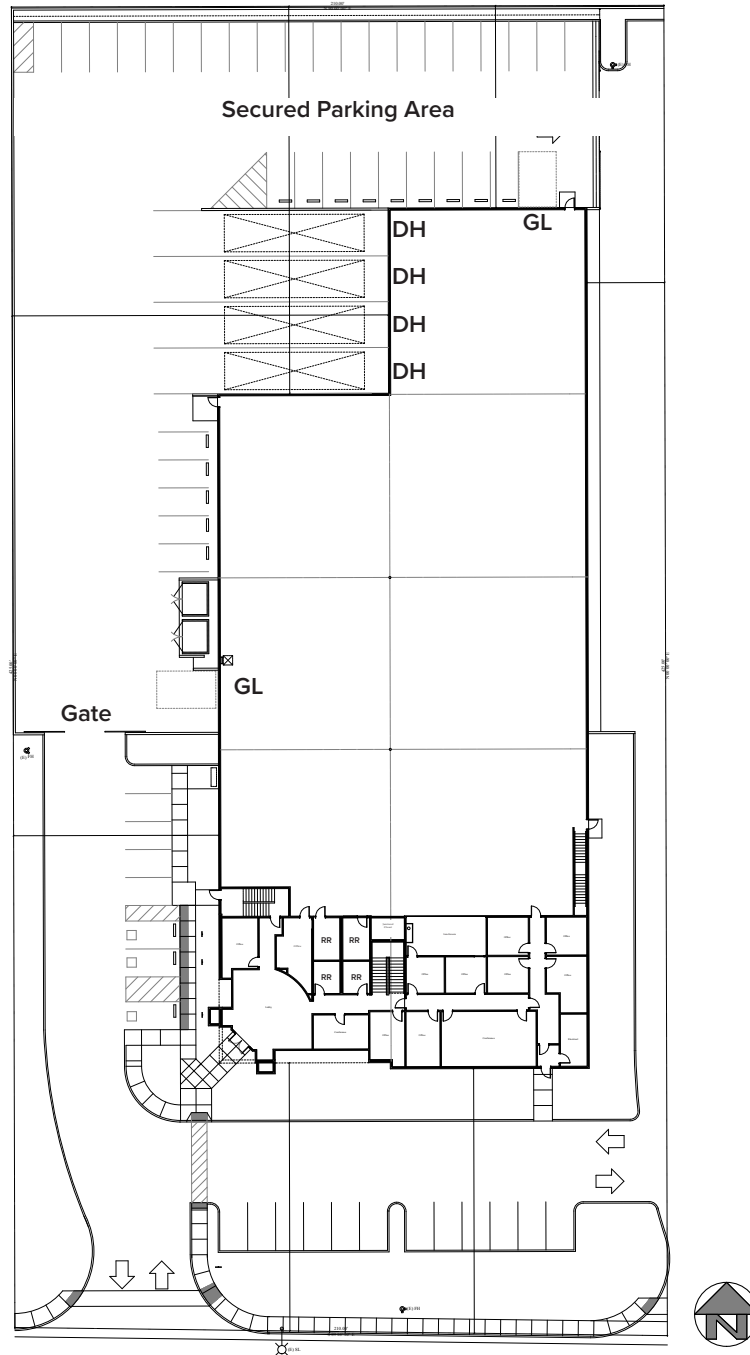
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## SITE PLAN



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