

S Baker Ave

E Acacia St

S Vineyard Ave

Wallee Kennels AAA Labs

E Elm St

CONTRACTOR STORAGE YARD

1829 E. ELM ST, ONTARIO CA 91761

Yanetech

S Vineyard Ave

OFFERING SUMMARY

ADDRESS	1829 E. Elm St Ontario CA 91761
PRICE	\$1,100,000
PRICE PSF	\$47.20
LAND SF	23,305 SF
LAND ACRES	0.535
ZONING TYPE	General Industrial (IG)
# OF PARCELS	1

Property Description

- General Industrial (IG) property in the City of Ontario, CA, ideally located near Ontario International Airport with easy access to the 60 Freeway and I-10.

The site includes a 3-bedroom, 2-bathroom home suitable for residential or office use, plus an additional ±400 SF structure that can be repurposed or removed. The rear features a covered storage area on a concrete pad, previously used as dog kennels, ideal for equipment or vehicle storage.

The property is fully serviced with utilities and operates on a 1,000-gallon septic system. Sewer is available approximately 330 feet east on Vineyard Avenue. Fire hydrant located at the southeast corner.

- Ideal uses include contractor yards (HVAC, landscaping, plumbing, and similar trades), building material storage, tow yard operations, equipment storage, and other industrial outdoor storage uses. For a complete list of permitted uses, please refer to the City of Ontario Municipal Code for the General Industrial (IG) zone.

Please note that the property's previously recognized use was as a dog kennel. Any change in use may require a Conditional Use Permit (CUP) and/or Site Plan Review, subject to City approval.



Studio

Covered storage area

Main House

PROPERTY FEATURES

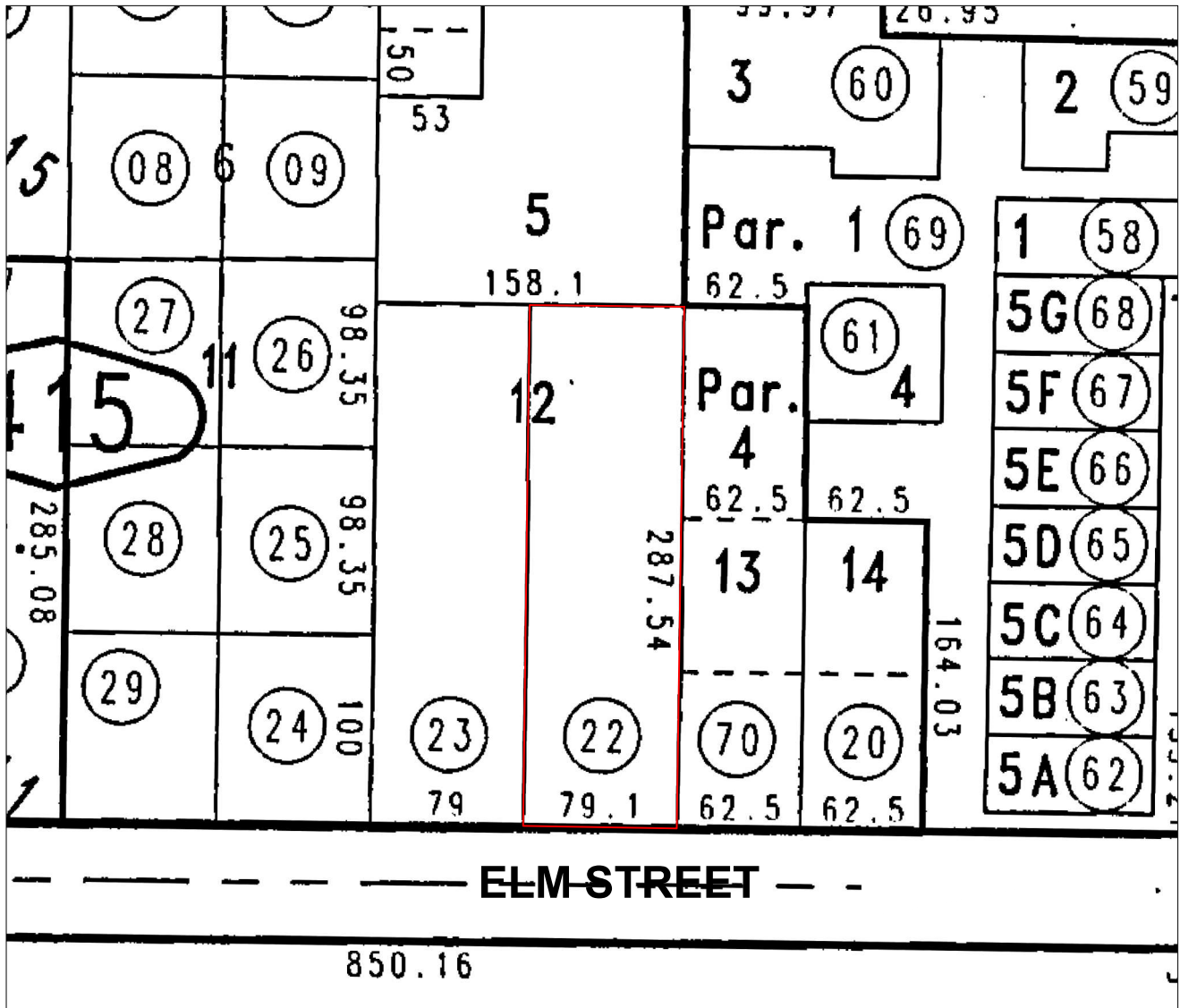
LAND SF	23,305
LAND ACRES	0.535
# OF PARCELS	1
ZONING TYPE	General Industrial (IG)
TOPOGRAPHY	Level
LOT DIMENSION	275' (L) x 79' (W)

UTILITIES


WATER	Available
ELECTRICITY / POWER	Available
GAS / PROPANE	Available
SEWER/SEPTIC	Septic



0 1 2
Standard Scale 1 : 1



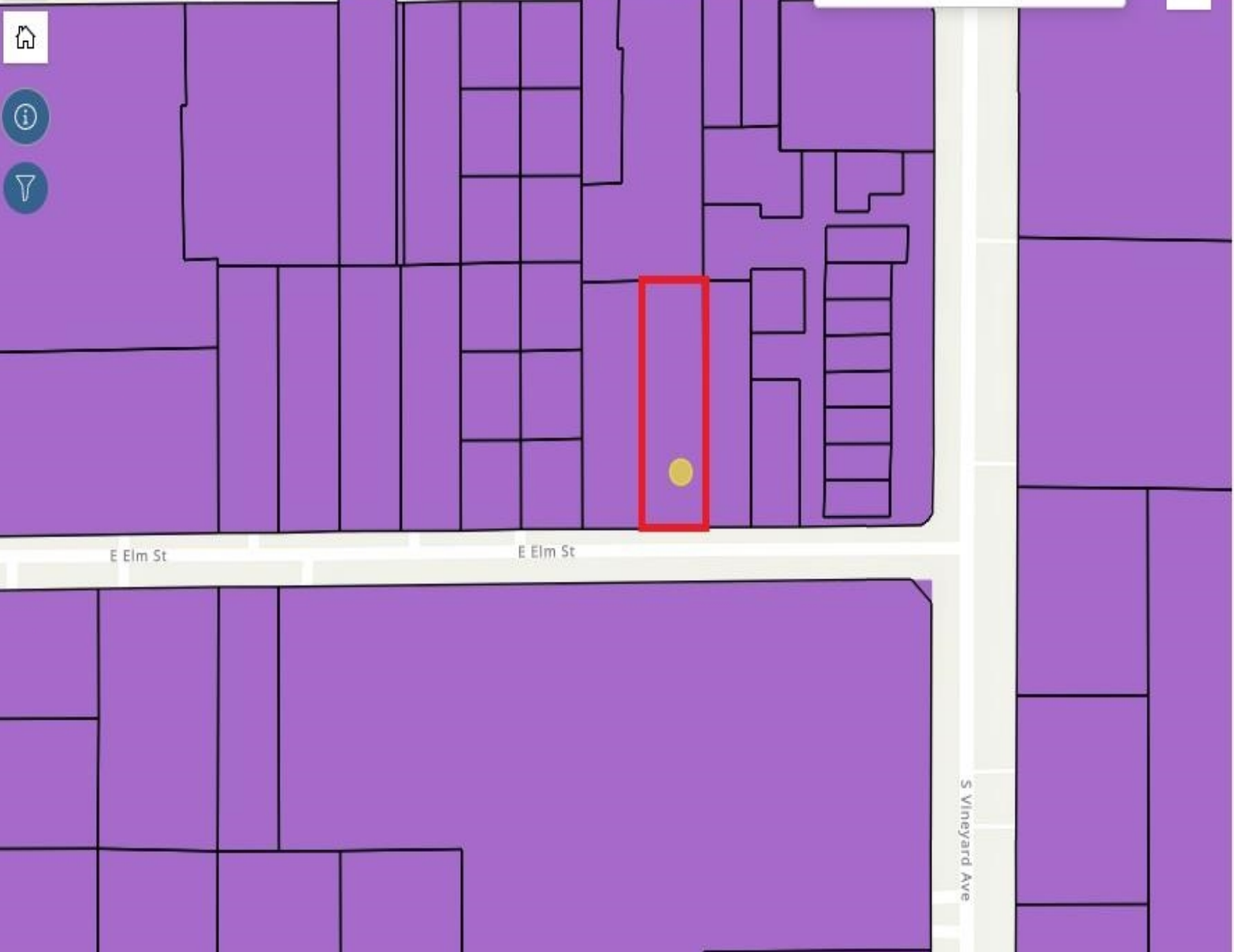
 Property In Question - Fee

 Item No. 8 - Easement for Public Utilities
In 09/01/1960 Bk5227 Pg487 of Official Records
The exact location of said easement cannot be
determined and is not plottable



1829 E Elm St, O... X

Search result



Legend

- CS, Corner Store
- CN, Neighborhood Commercial
- CC, Community Commercial
- CR, Regional Commercial
- CCS, Convention Center Support Commercial
- OL, Low Intensity Office
- OH, High Intensity Office
- BP, Business Park
- IP, Industrial Park
- IL, Light Industrial
- IG, General Industrial**
- IH, Heavy Industrial
- PUD, Planned Unit Development
- MHP, Mobile Home Park
- ONT, Ontario International Airport
- CIV, Civic
- OS-R, Open Space-Recreation
- OS-C, Open Space-Cemetery
- UC, Utilities Corridor
- RC, Rail Corridor
- SP, Specific Plan

4. IG (General Industrial) Zoning District. The IG zoning district is hereby established to accommodate a wide range of manufacturing and assembly activities, storage and warehousing activities, and other similar uses developed at a maximum intensity of 0.55 FAR, which desire to locate in larger buildings and on larger sites. This zoning district is generally located away from residentially zoned properties, public parks and schools, and mixed-use properties having a residential component. The IG zoning district is consistent with, and implements, the Industrial land use designation of the Policy Plan component of The Ontario Plan.

5. IH (Heavy Industrial) Zoning District. The IH zoning district is hereby established to accommodate heavier manufacturing, assembly, storage, warehousing, and other similar industrial activities, as well as adult uses, which may have negative impacts when located near residential or other sensitive land uses, and which may be developed at a maximum intensity of 0.55 FAR. This zoning district is intended to be located away from residentially zoned properties, public parks and schools, and mixed-use properties having a residential component. The IH zoning district is consistent with, and implements, the Industrial land use designation of the Policy Plan component of The Ontario Plan.

E. Specialized Use Zoning Districts.

1. CIV (Civic) Zoning District. The CIV zoning district is hereby established to accommodate permanent public facilities such as City Hall, public libraries, museums, public and private schools and colleges/universities, police and fire stations, and other similar facilities that require significant public investment and are utilized by the public. The CIV zoning district is consistent with, and implements, all land use designation of the Policy Plan component of The Ontario Plan.

2. MHP (Mobile Home Park) Zoning District. The MHP zoning district is hereby established to accommodate communities consisting of mobile homes and manufactured housing at a density range of 5.1 to 11.0 dwelling units per acre. The MHP zoning district is consistent with, and implements, the Low-Medium Density Residential land use designation of the Policy Plan component of The Ontario Plan.

3. ONT (Ontario International Airport) Zoning District. The ONT zoning district is hereby established to accommodate Ontario International Airport and surrounding properties directly impacted by airport operations. This zoning district includes uses such as airport terminals (including commercial and service uses related to the terminals), car rental agencies, and airport-related industrial, and delivery uses developed at a maximum overall zoning district intensity of 0.55 FAR. The ONT zoning district is consistent with, and implements, the Ontario International Airport land use designation of the Policy Plan component of The Ontario Plan.

4. OS-C (Open Space-Cemetery) Zoning District. The OS-C zoning district is hereby established to accommodate cemetery sites. Cemeteries provide visual open space, but not recreational opportunities, and have unique characteristics and activities that warrant a separate zoning designation to address their operational characteristics. The OS-C zoning district is consistent with, and implements, the Open Space-Nonrecreation land use designation of the Policy Plan component of The Ontario Plan.

5. OS-R (Open Space-Recreation) Zoning District. The OS-R zoning district is hereby established to accommodate open space uses such as public parks and recreation centers. The OS-R zoning district is consistent with, and implements, the Open Space-Parkland and Open Space-Water land use designation of the Policy Plan component of The Ontario Plan.

Table 5.02-1: Land Use Matrix

2022 NAICS Code	Land Uses, Activities, and Facilities <i>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.</i>	Residential Zoning Districts				Commercial Zoning Districts						Mixed Use Zoning Districts						Industrial Zoning Districts				Specialized Use and Overlay Zoning Districts						Additional Regulations								
		AR-2 & RE-2	RE-4 & LDR-5	MDR-11, 18 & 25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	MU-1 Zoning District				MU-3	MU-6	MU-8B	MU-8C	MU-8D	MU-8E	BP	IP	IL	IG	IH		AG	CIV	MHP	ONT	OS-C	OS-R	RC	UC
													LUA-1	LUA-2N	LUA-2S	LUA-3																				
488210	Railroad Passenger Terminals (line-haul, short-line and belt-line railroads)	---	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	---	---	C	C	C	---	P	---	P	---	---	P	---		
488210	Railroad Equipment Maintenance Yards	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	---	---	C	---		
4884	Support Activities for Road Transportation																																			
488410	Towing Services (see Motor Vehicle Storage (NAICS 493190) for vehicle storage requirements)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	---	---	---	---	---	---	---	---	
488490	Bus Passenger Terminals (independent)	---	---	---	---	---	---	C	C	C	---	C	---	---	---	---	---	---	---	---	---	---	---	---	C	---	---	---	---	---	---	---	---	---		
4885	Freight Transportation Arrangement (limited to shipping agents and brokers)	---	---	---	---	---	---	---	---	P	P	P	---	---	---	---	---	---	---	---	---	P	P	P	P	P	---	---	---	---	---	---	---	---		
491	Postal Service (limited to US Postal Service and contract services. See "Private Mail Centers and Postal Services and Supplies" (NAICS 561431) for commercial mail services)	---	---	---	---	P	P	P	P	P	P	P	**P	P	P	P	P	P	P	P	P	P	P	P	P	P	---	P	---	P	---	---	---			
492	Couriers and Messengers	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	---	---	---	---	P	---	---	---	---		
493	Warehousing and Storage																																			
493110	General Warehousing and Storage, limited to the following:																																			
	• Within a Wholly Enclosed Building	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	P	---	---	---	P	---	---	---	---		
	• Outside Materials and Equipment Storage																																			
	[1] In conjunction with an allowed use	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	---	---	---	P	---	---	---	---		
	[2] As a primary use of property	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	C	P	---	---	---	P	---	---	---	---		
493120	Refrigerated Warehousing and Storage	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	---	---	---	P	---	---	---	---		
493190	Other Warehousing and Storage, limited to the following:																																			
	• Bulk Petroleum Storage (tank farm)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
	• Lumber Storage	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	---		
	• Motor Vehicle Storage																																			
	[1] Indoor Vehicle Storage	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	P	---	---	---	P	---	---	---	---		
	[2] Outdoor Vehicle Storage	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	C	C	C	---	---	---	P	---	---	---	C		
51	INFORMATION																																			
512	Motion Picture and Sound Recording Industries																																			
5121	Motion Picture and Video Industries																																			
512110 512120	Motion Picture and Video Production and Distribution	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	P	---	---	---	P	---	---	---		

