

FOR LEASE

Building Size: ±11,300 SF
Lot Size: ± 39,000 SF / 0.9 AC



INDUSTRIAL WAREHOUSE

10601 Oak Glen Ave., Montclair, CA 91763



OAK GLEN AVE.



PROPERTY DESCRIPTION

Property Address: 10601 Oak Glen Ave.,
Montclair, CA

Year Built: 2020

Property Type: Industrial/Warehouse

Warehouse: ± 11,300 SF
Office: ± 2,200SF

Lot Size: ± 39,000 SF (± 0.9 AC)

Ground LV Doors: 2

Ceiling Height: ± 24 FT

Power: 400 Amps / 240V

Zoning: M1 (Light Industrial)

APN: 1012-021-54

DISCLAIMER

DISCLAIMER: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



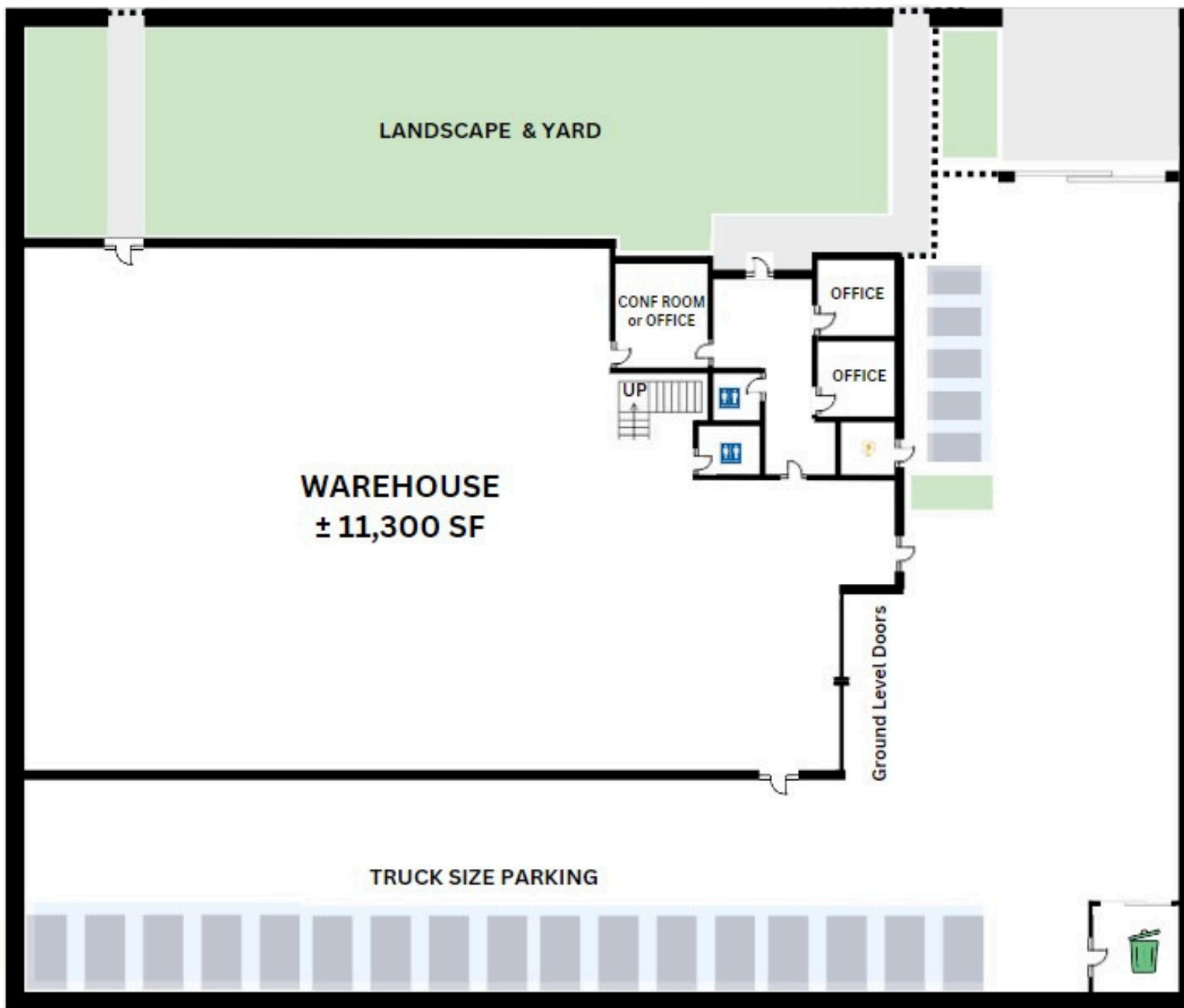
INVESTMENT HIGHLIGHTS

- Excellent Owner User or Investment Opportunity
- New Building
- Lack of Inventory for Industrial in the Market
- Excellent Ingress and Egress
- Ample Parking
- Turn Key Ready
- High Ceiling Height
- Modern and High Image Industrial Building

SITE PLAN

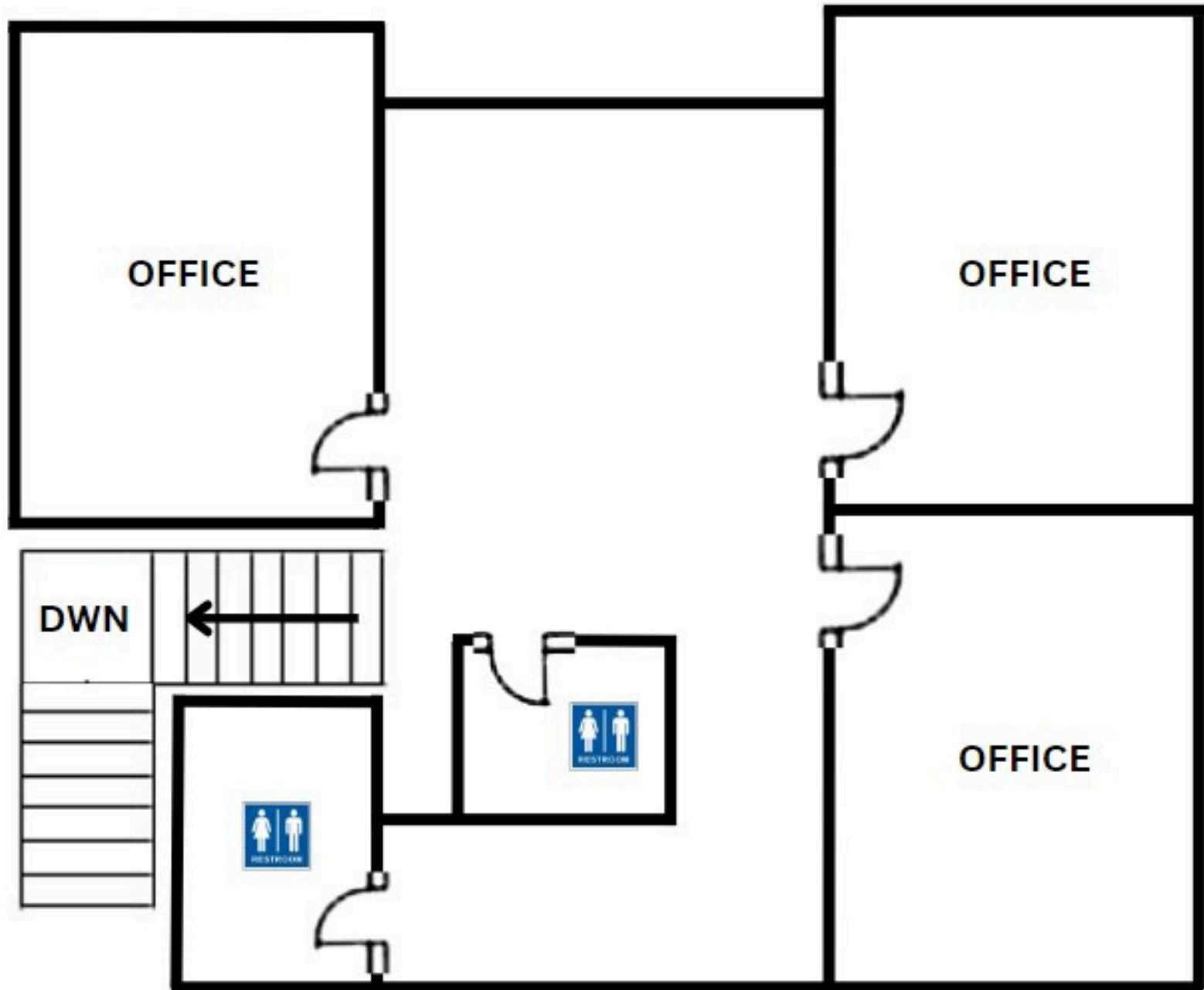
NOT TO SCALE

Oak Glen Ave.



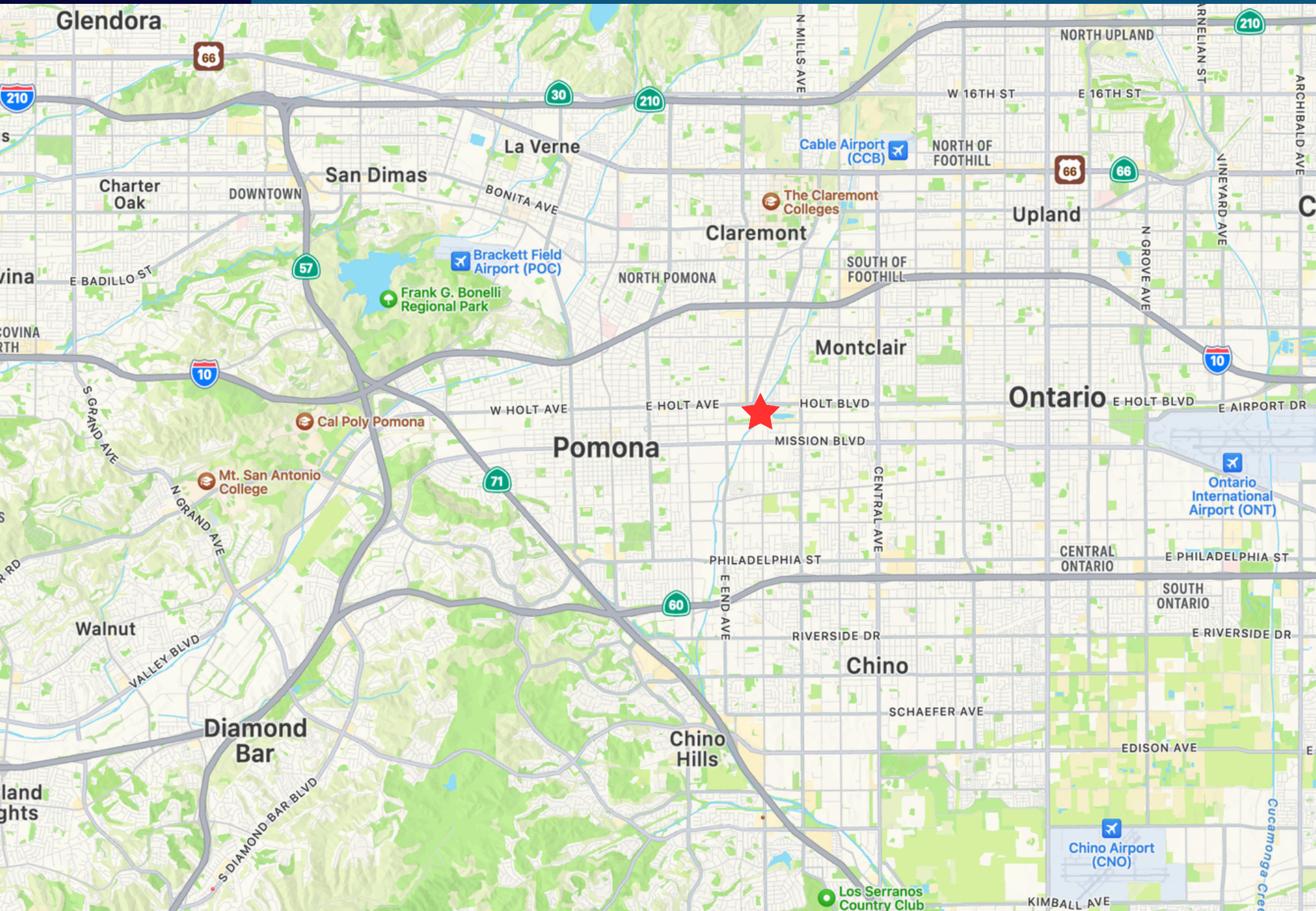
2ND FLOOR OFFICE FLOORPLAN

NOT TO SCALE



AERIAL MAP

MONTCLAIR: CENTRALLY LOCATED & GATEWAY TO INLAND EMPIRE



PROPERTY PHOTOS





OAK GLEN AVE.



MONTCLAIR DEMOGRAPHICS



Total Population: 37,871
5.5 Square Miles
6,847.1 People per Square Mile



Income

\$22,430
Per capita income

about three-quarters of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$30,356
 about half the amount in California: \$41,276

\$67,483
Median household income

about 90 percent of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$73,424
 about 80 percent of the amount in California: \$84,097

Household income

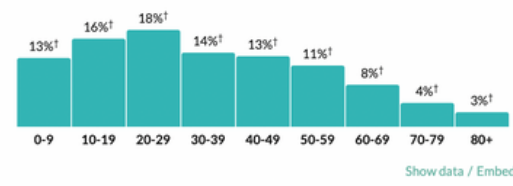


Age

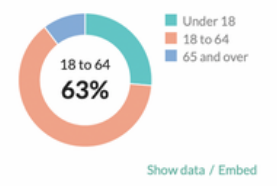
32.5
Median age

about 90 percent of the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 35
 about 90 percent of the figure in California: 37

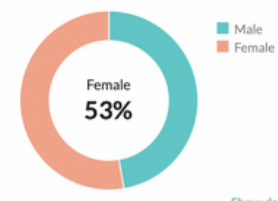
Population by age range



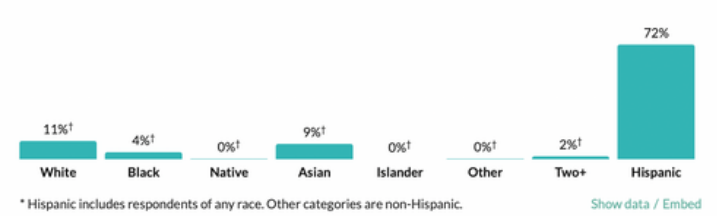
Population by age category



Sex



Race & Ethnicity



Households

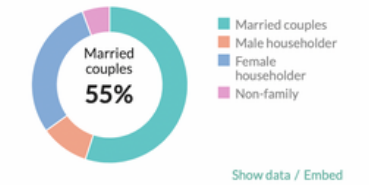
9,912
Number of households

the Riverside-San Bernardino-Ontario, CA Metro Area: 1,392,249
 California: 13,217,586

3.8
Persons per household

about 20 percent higher than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 3.2
 about 1.3 times the figure in California: 2.9

Population by household type

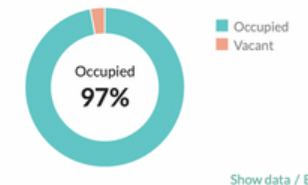


Units & Occupancy

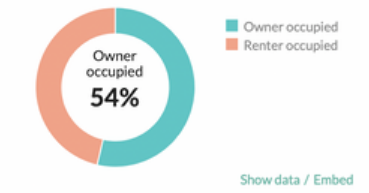
10,210
Number of housing units

the Riverside-San Bernardino-Ontario, CA Metro Area: 1,573,099
 California: 14,328,539

Occupied vs. Vacant



Ownership of occupied units



CONTACT



THE YAMZON TEAM



2022 Rankings
#1 California
#3 Nationwide
#6 Worldwide

DEREK ING

Remax Commercial
Senior Sales Associate
Direct:626-272-0948

Email: Dereking.remaxcre@gmail.com
CA DRE LICENSE #02041751

JORGE YAMZON

Remax Commercial
Senior Vice President / Director
626-786-5869

Jorgeyamzon@remax.net
CA DRE LICENSE #01359483

JESSE SANCHEZ

Remax Commercial
Sales Associate
909-235-2776

Jessesanchezremaxcre@gmail.com
CA DRE LICENSE #02092550

DISCLAIMER

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.