

**SINGLE TENANT LEASED INVESTMENT**

**±24,500 SQUARE FOOT INDUSTRIAL BUILDING**

**FOR SALE**

**2625 E. CEDAR STREET, ONTARIO, CA 91761**



**Voit**  
REAL ESTATE SERVICES

**JUAN GUTIERREZ, SIOR**  
EXECUTIVE VICE PRESIDENT

909.545.8008  
jgutierrez@voitco.com

License #01777990

**SHY ASSAR, MBA/MRED**  
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**IAN OZIMEC, CCIM**  
SENIOR ASSOCIATE

909.545.8001  
iozimec@voitco.com

License #02040261

# 2625 E. CEDAR STREET

ONTARIO, CALIFORNIA

PROPERTY OVERVIEW



±24,500 SQUARE FOOT INDUSTRIAL BUILDING



±4,000 SQUARE FOOT OFFICE TWO-STORY OFFICE AREA



45 GPM/3,000 SF SPRINKLER SYSTEMS



22' CLEARANCE HEIGHT



2 DOCK HIGH DOORS  
2 GROUND LEVEL DOORS



400 AMPS



LOCATED IN CALIFORNIA COMMERCE CENTER, A FOREIGN TRADE ZONE



INDUSTRIAL WASTE LINE AVAILABLE



BUILT IN 1988

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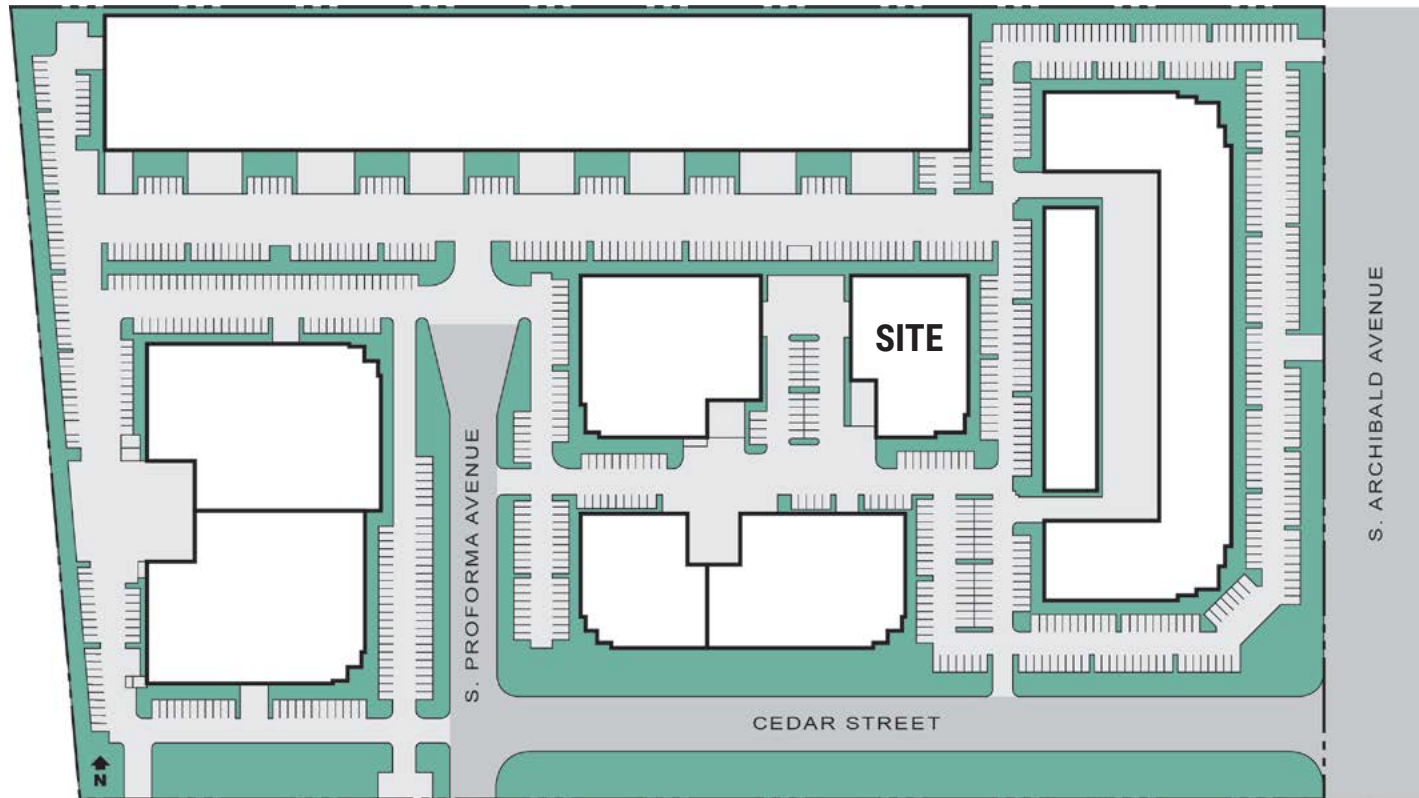
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SITE PLAN / LEASE INFORMATION



## LEASE INFORMATION



TENANT: ZGRILLS, INC.  
([WWW.ZGRILLZ.COM](http://WWW.ZGRILLZ.COM))



LEASE EXPIRATION:  
SEPTEMBER 30, 2025



INCREASES:  
3% ANNUAL INCREASES



OPTION TO EXTEND:  
NONE

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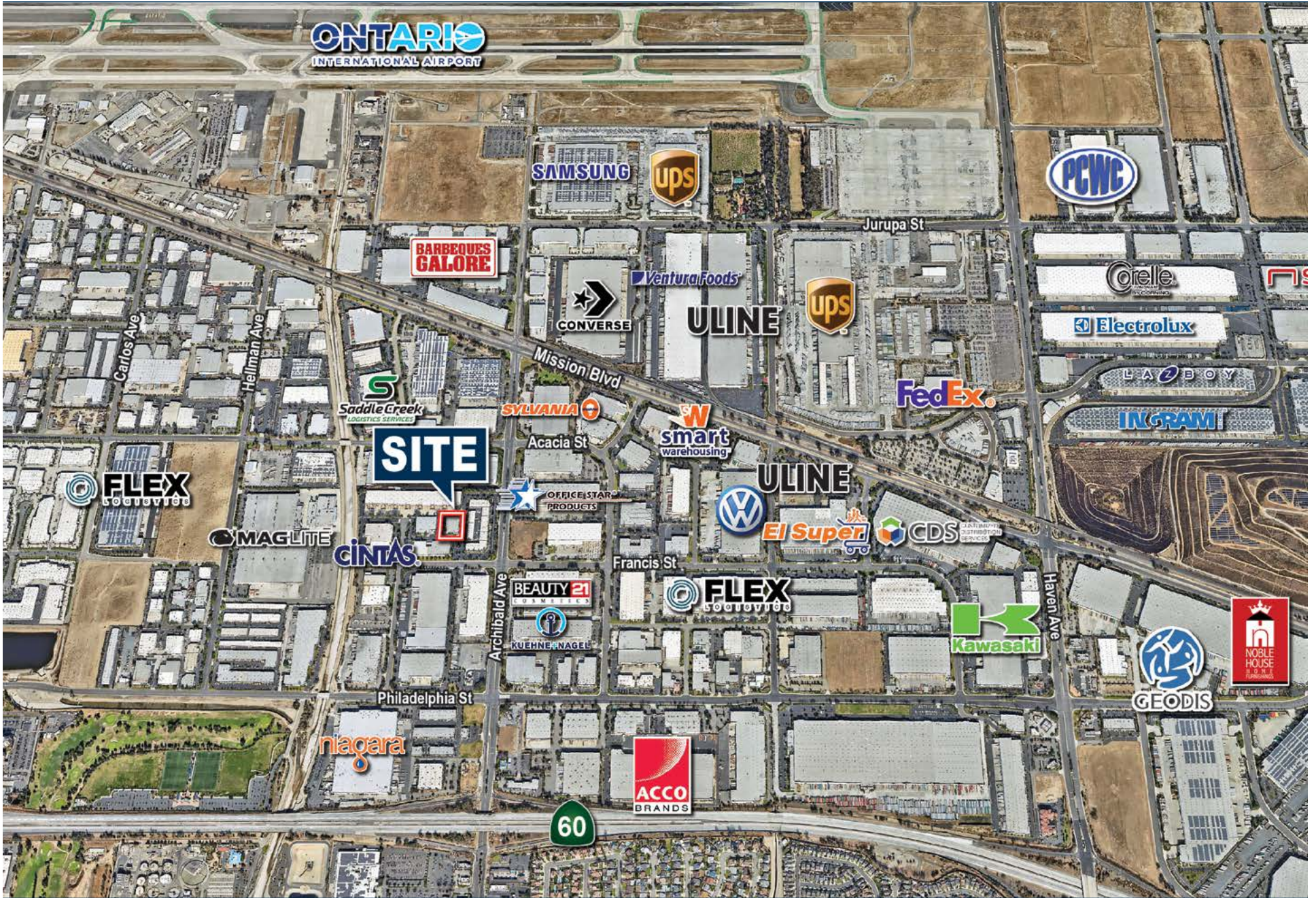
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CORPORATE NEIGHBORS

## CONTACT INFORMATION

# FOR SALE

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