

AVAILABLE FOR SALE

±57,239 SF FREESTANDING INDUSTRIAL BUILDING

1810 VINEYARD AVENUE

ONTARIO, CALIFORNIA



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO
CORPORATE ID #00976995

AVAILABLE FOR SALE

VINEYARD & FRANCIS COMMERCE CENTER

1810 VINEYARD AVENUE

ONTARIO, CALIFORNIA

PROPERTY FEATURES

- VINEYARD & FRANCIS COMMERCE CENTER - BUILDING B
- ±57,239 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±2.97 ACRE PARCEL OF LAND
- ±6,906 SQUARE FEET OF OFFICE SPACE
- DIVISIBLE INTO TWO INDUSTRIAL SUITES:
 - SUITE A: ±29,512 SQUARE FEET WITH ±5,874 SQUARE FEET OF OFFICE SPACE
 - SUITE B: ±27,727 SQUARE FEET WITH ±1,032 SQUARE FEET OF OFFICE SPACE
- TEN (10) DOCK HIGH DOORS WITH TWO (2) EDGE OF DOCK LEVELERS
- TWO (2) GROUND LEVEL LOADING DOORS
- 0.33 GPM / 3,000 SF SPRINKLER SYSTEM
- 24' MINIMUM CLEARANCE HEIGHT
- 800 AMPS, 277/480 VOLTS OF POWER
- LARGE TRUCK COURT WITH ACCESS OFF VINEYARD AVENUE & FRANCIS STREET
- ±1-MILE DRIVING DISTANCE TO THE CA-60 FREEWAY VIA VINEYARD AVENUE
- ±4.4-MILE DRIVING DISTANCE TO THE I-15 FREEWAY VIA JURUPA STREET
- ±4.5-MILE DRIVING DISTANCE TO THE I-10 FREEWAY VIA HAVEN AVENUE
- ±3.9-MILE DRIVING DISTANCE TO THE FEDEX AND AMAZON HUBS LOCATED AT THE ONTARIO INTL' AIRPORT
- EXTERIOR AND INTERIOR RENOVATIONS COMPLETED IN 2021



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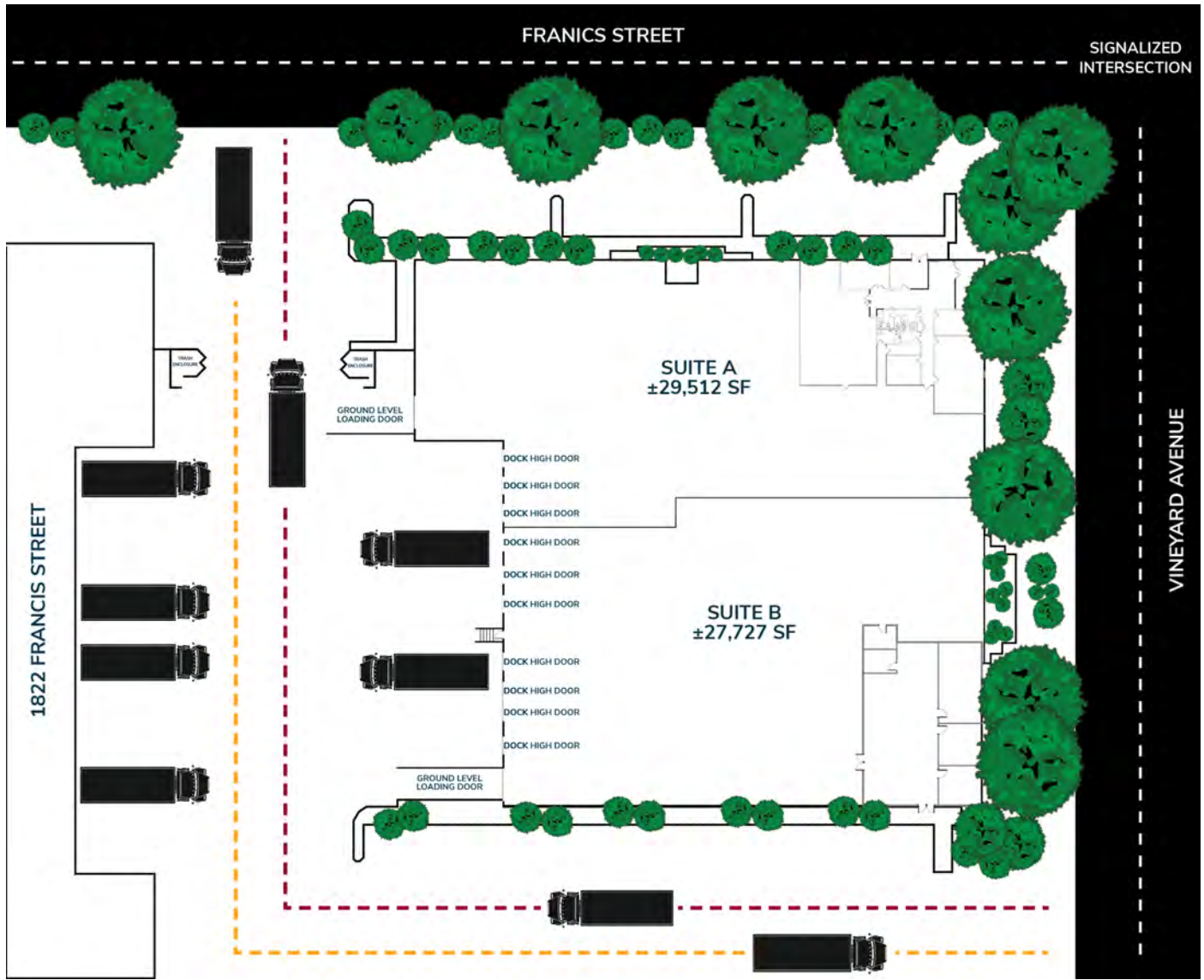
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1810
VINEYARD
AVENUE
SITE PLAN



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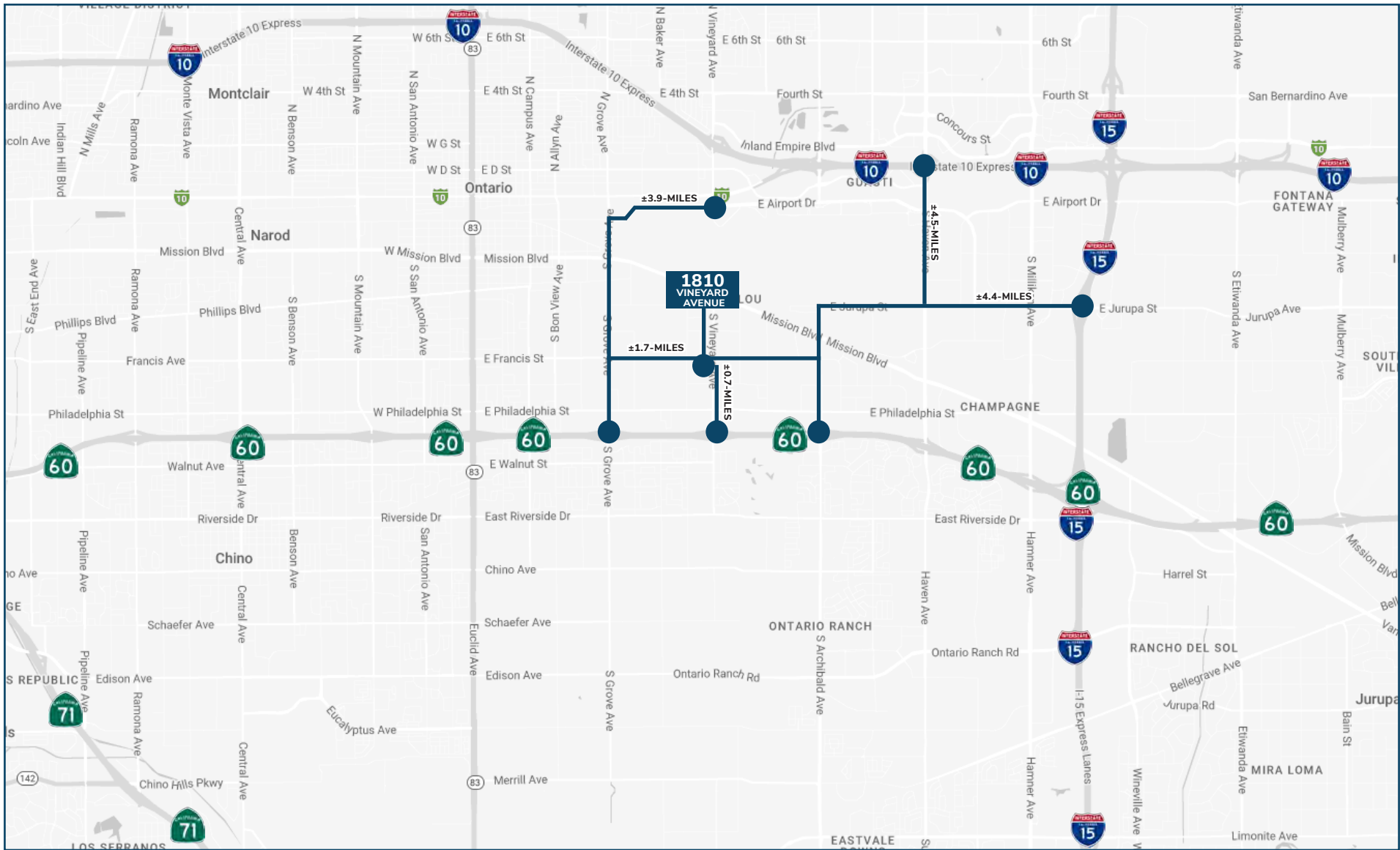
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ONT INTL' AIRPORT I
±3.9-MILE DRIVING DISTANCE

LA INTL' AIRPORT I
±4.5-MILE DRIVING DISTANCE



PORTS OF LONG BEACH AND LOS ANGELES I
±55-MILE DRIVING DISTANCE



CA-60 FREEWAY INTERCHANGE I
±1-MILE DRIVING DISTANCE VIA VINEYARD AVENUE

CA-15 FREEWAY INTERCHANGE I
±4.4-MILE DRIVING DISTANCE VIA JURUPA STREET

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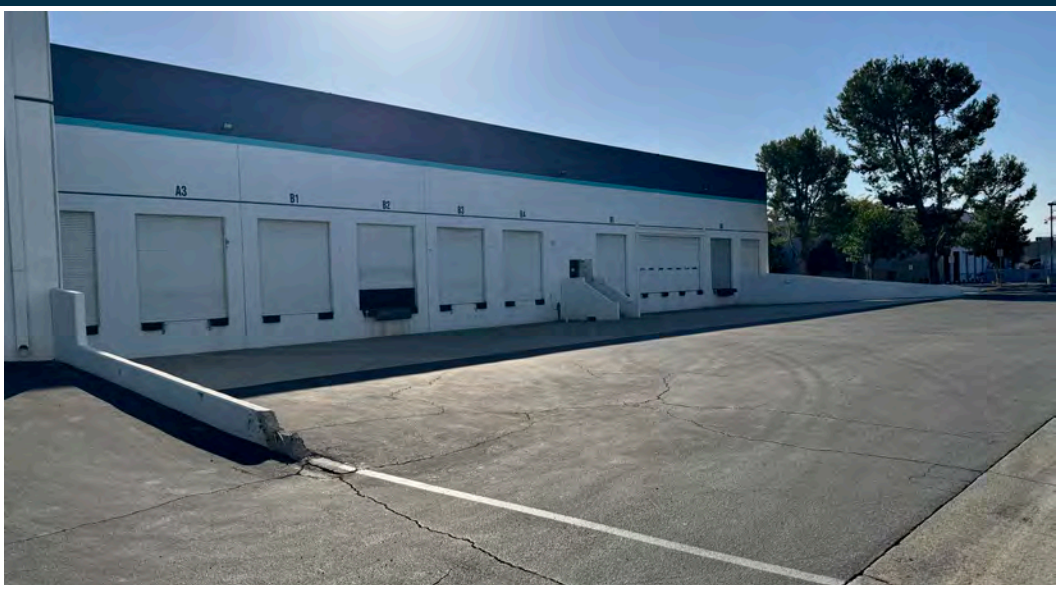
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