

# FOR LEASE | 4231 Brickell

4231 E Brickell St, Ontario, CA 91761



## OFFERING SUMMARY

Lease Rate:	\$15.48 SF/yr (MG)
Building Size:	8,281 SF
Available SF:	8,281 SF
Lot Size:	20,672 SF
Number of Units:	1
Year Built:	1989
Renovated:	2025
Zoning:	Industrial
Market:	Inland Empire
Submarket:	California Commerce Center

## PROPERTY OVERVIEW

- \* Refreshed office space with new paint and SVP flooring, newly painted warehouse walls, warehouse restroom update
- \* Well appointed with Heavy Power Throughout - 800 amps, 480v, 3 phase
- \* 3 - 10'x12' overhead doors - 1 Truck Well, 2 drive ins
- \* CAM \$.083 psf/mo in addition to base rent
- \* 16-18 ft clear height with new LED lighting and ample skylights
- \* Professionally managed industrial park
- \* Available immediately - Call agent for showing instructions

**Andrew Worley**

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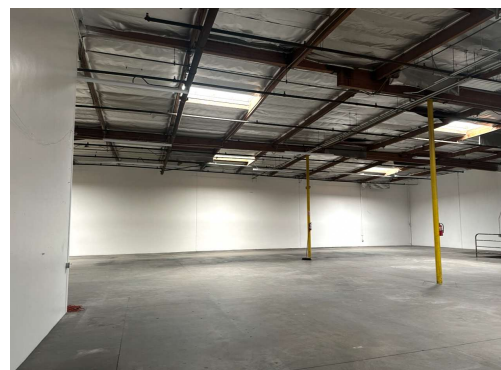
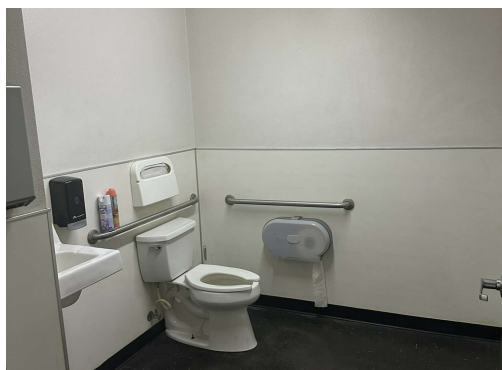
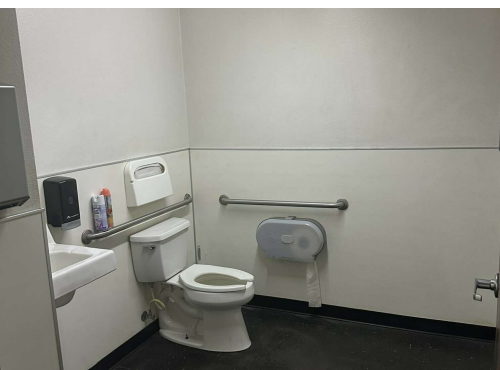
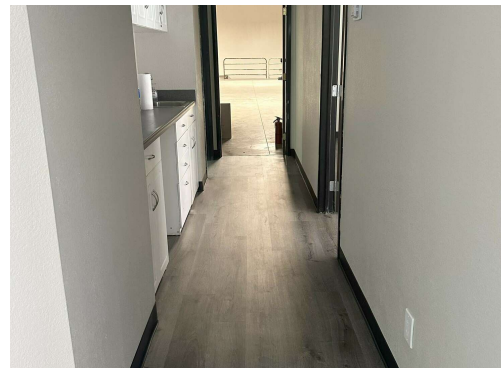


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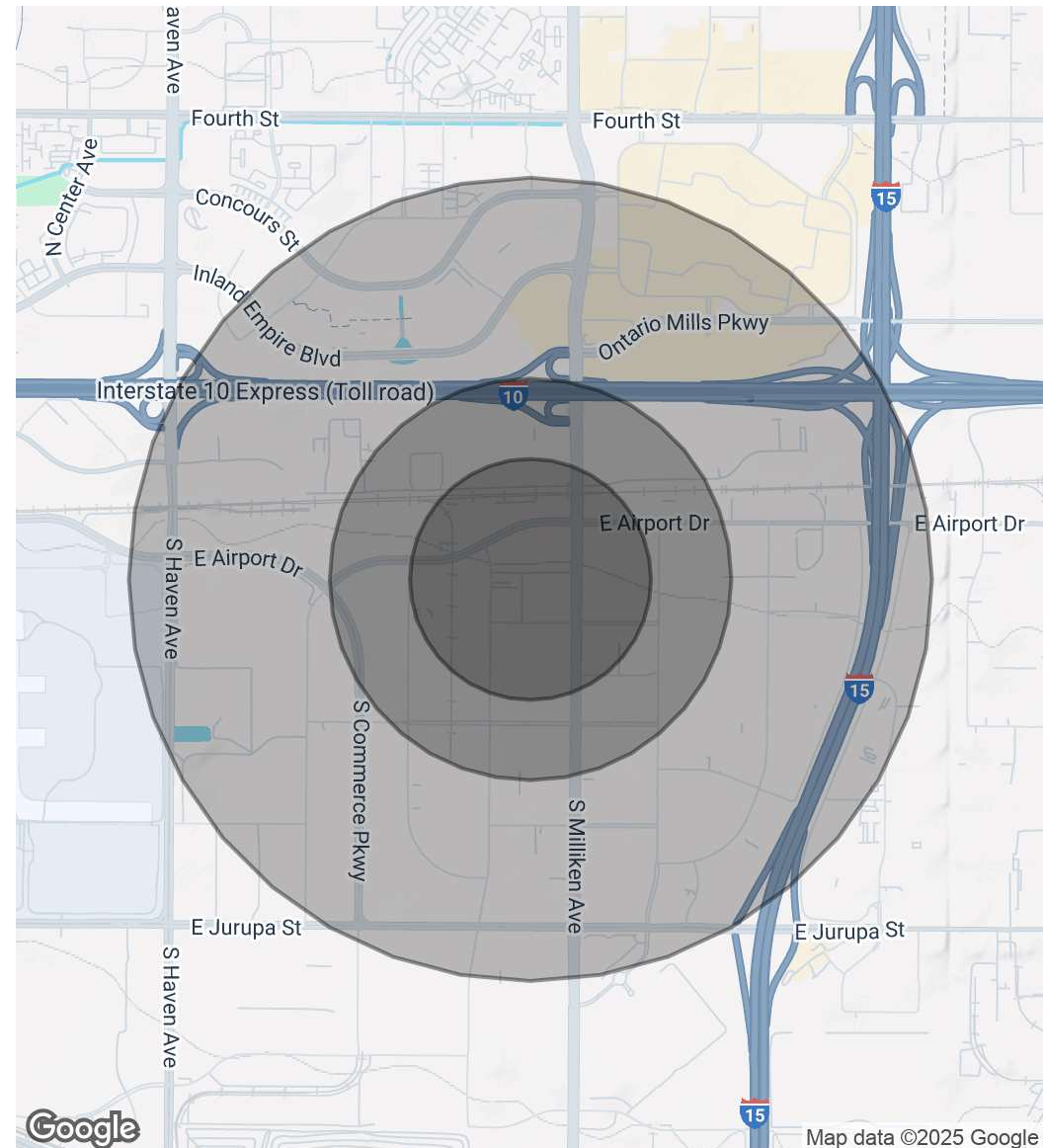
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10	32	425
Average Age	39	39	34
Average Age (Male)	39	39	33
Average Age (Female)	40	39	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	12	184
# of Persons per HH	2.5	2.7	2.3
Average HH Income	\$94,896	\$96,176	\$107,694
Average House Value	\$560,919	\$516,256	\$114,349

*Demographics data derived from AlphaMap*



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