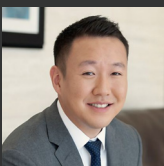




Industrial property features major improvements such as distributed power, ventilation, and air conditioned office space. The property features a large backyard and sideyard totaling approximately 15,000 square feet with 6 grade level roll up doors. Functional open layout great for many different business/manufacturing/storage space. Ample power with 1200 amps (Buyer to Verify). Property is zoned IG which allows for various industrial uses, automotive uses, storage. Conveniently located nearby the 10 FWY and the 60 FWY. Approx 10 minute drive to Ontario International Airport (ONT).

### HIGHLIGHTS:

- **8,215 building sqft** (7615 sqft warehouse, 600 sqft office/reception area)
- **31,729 sqft lot** (0.73 Acres)
- **14 foot ceiling height**
- **6 roll up doors** (grade level)
- **1200 Amps of Power**
- **Zoning M3** (General Industrial)



### ABE LIM

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### LANDMARK REAL ESTATE

A Full-Service Real Estate Brokerage in Southern and Northern California. We believe that our business will grow when we earn our clients' trust through our expertise, hard work, honesty, kindness, and excellent service. We have learned that this model has allowed our well-served clients to be our best marketers. Landmark serves clients in selling, buying, financing, managing and leasing real estate.