



FOR LEASE

TRUCKING/TRAILER STORAGE YARD

14437 Euclid Ave, Ontario, CA 91761

EUCALYPTUS AVE

EUCLID AVE

EUNICE KWON

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS

ASKING RATE:

- \$0.35 PSF Modified Gross (Month)
- \$84,630 Total Gross Rent (Month)

YARD SIZE:

- ±241,800 SF (±5.55 Acres) Land
- ±2,880 SF Modular Office

TRAILER PARKING:

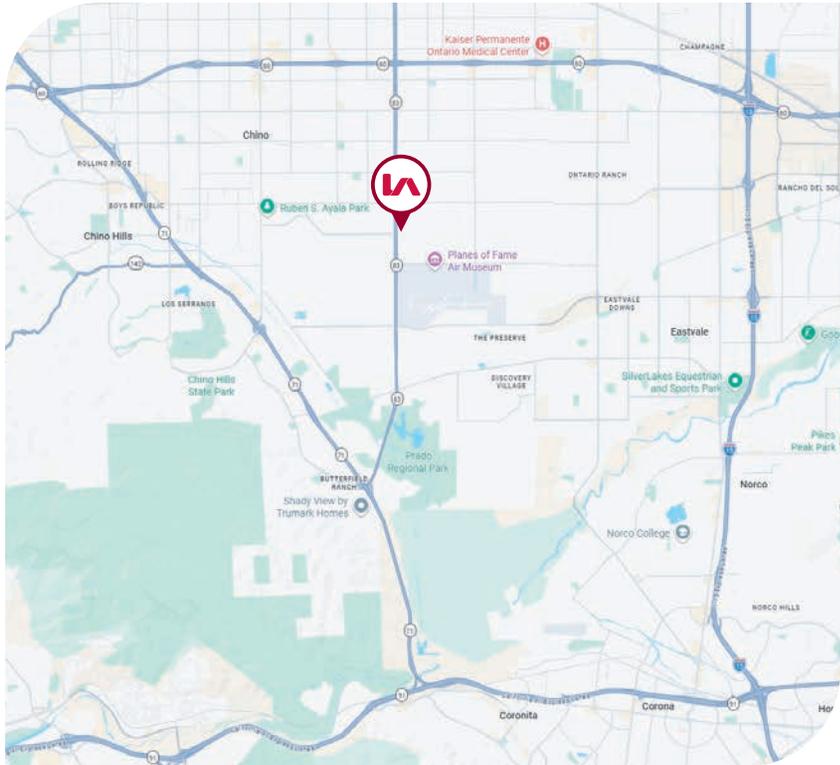
- Class A Newly-Constructed IOS Yard
- Fenced, Paved, Gated & Lit
- 53' – 100 Spaces
- 40' – 80 Spaces
- Truck – 40 Spaces
- Car – 20 Spaces

POWER:

- 225 Amps, 120/240 Volts, 3 Phase Power (Submeter to be Provided)

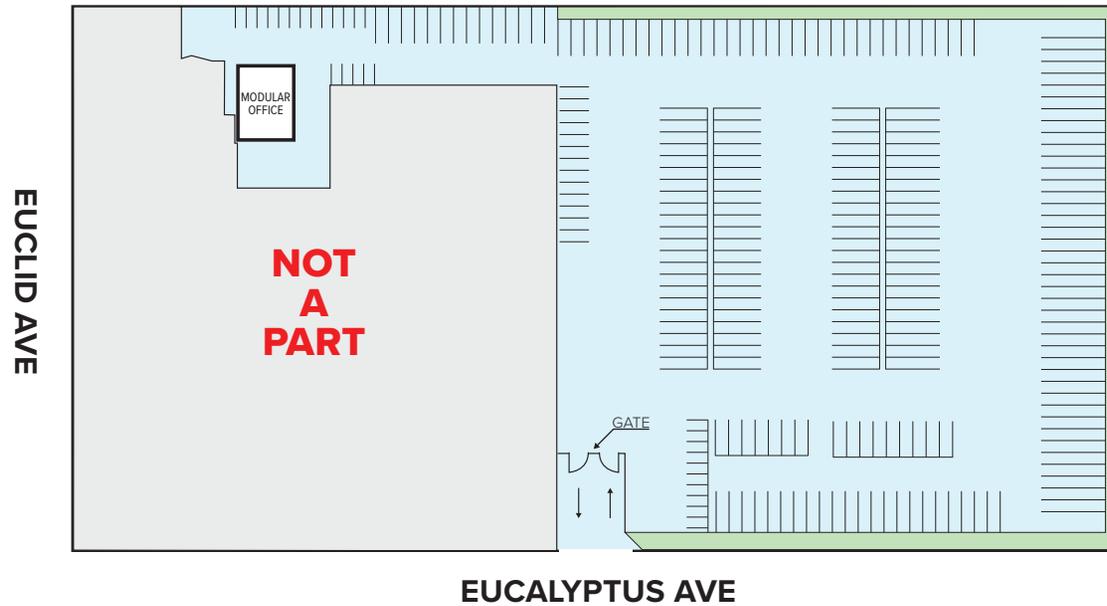
ZONING:

- MU (Mixed use - City of Ontario)
- Security Cameras & 24/7 Live Guards
- Excellent Access to the I-15, SF-60, I-10
- Ontario International Airport (3.8 mi) and Ports of Los Angeles and Long Beach (60 mi)



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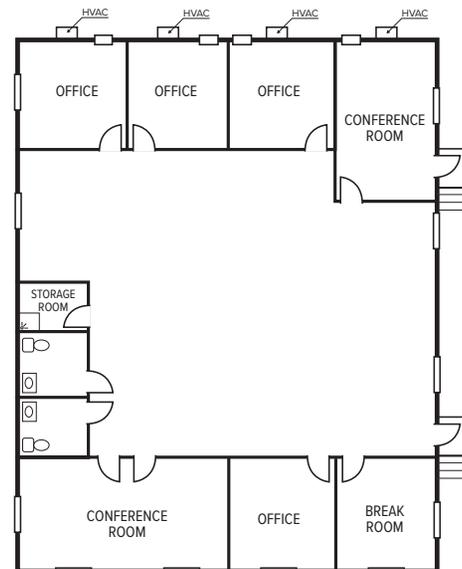
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OFFICE FLOOR PLAN

MODULAR OFFICE SPACE

| | |
|-----------------------------|---|
| OFFICE SIZE | ±2,880 SF |
| PRIVATE OFFICES | Four (4) |
| CONFERENCE ROOMS | Two (2) |
| RESTROOMS | Two (2) Single Restrooms |
| OPEN WORKSPACE | Internet-Ready Area Suitable for Fourteen (14) Workstations |
| ADDITIONAL AMENITIES | One (1) Break Room and Storage Room |



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to verify.

**PROPERTY
PHOTOS**





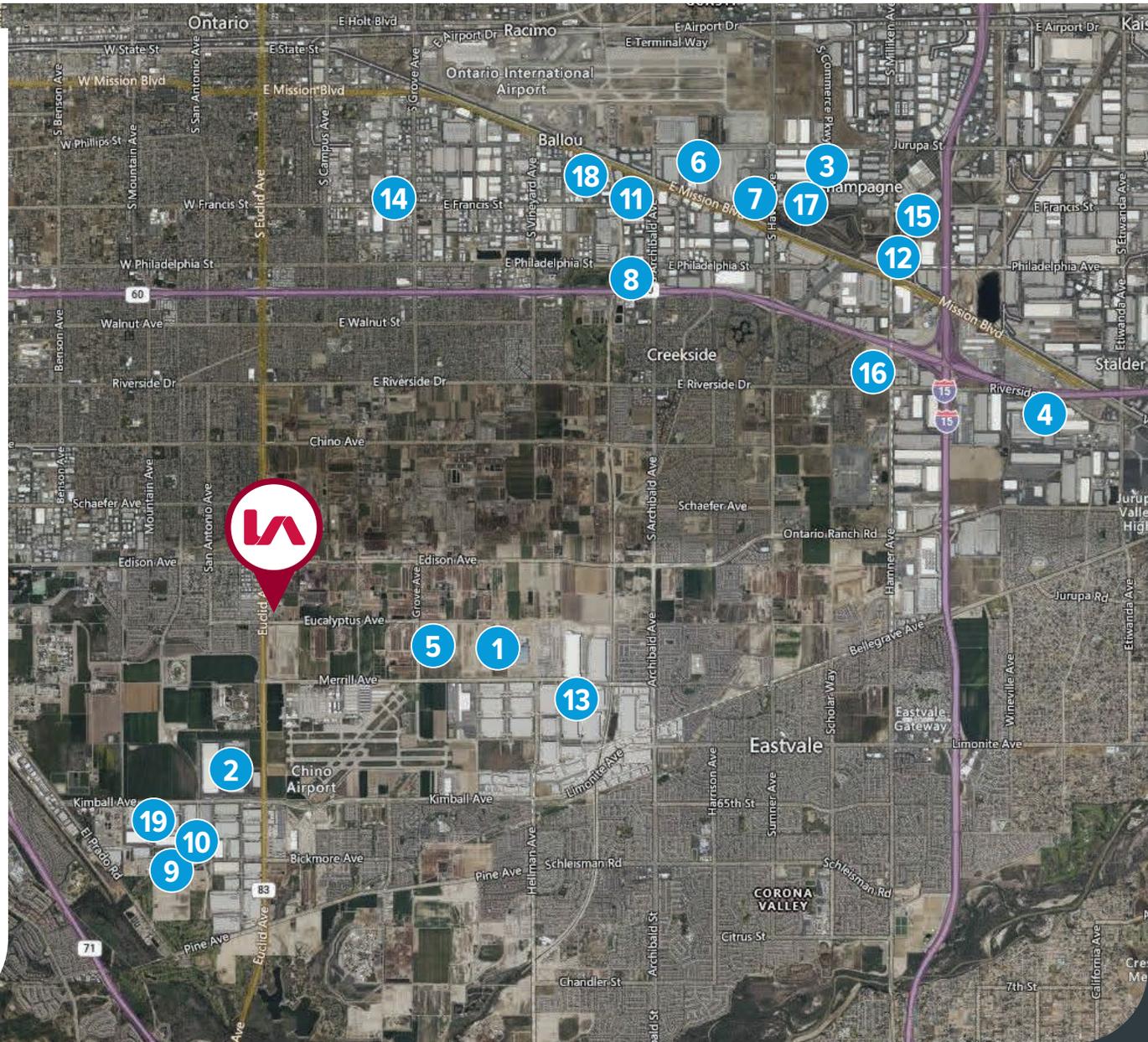
DISTANCES FROM THE PROPERTY

- 60 FREEWAY**
2.78 Miles
- 15 FREEWAY**
5.79 Miles
- 91 FREEWAY**
2.11 Miles
- ONTARIO INT'L AIRPORT**
5.44 Miles
- JOHN WAYNE AIRPORT**
5.44 Miles
- LOS ANGELES INT'L AIRPORT**
25.20 Miles
- BNSF RAILWAY HOBART YARD**
31.37 Miles
- PORT OF LONG BEACH**
35.99 Miles
- PORT OF LOS ANGELES**
39.45 Miles
- SAN DIEGO**
92.91 Miles
- LAS VEGAS**
206.82 Miles

DRYAGE COSTS

| CITY | TORRANCE | SANTA FE SPRINGS | VERNON | CITY OF INDUSTRY | ONTARIO |
|--------------|----------|------------------|--------|------------------|---------|
| ZIP | 90501 | 90670 | 90058 | 91789 | 91761 |
| AVERAGE COST | \$400 | \$500 | \$500 | \$500 | \$550 |

- 1 Amazon
- 2 Walmart Fulfillment Center
- 3 Target Distribution Center
- 4 Costco Distribution Center
- 5 Home Depot distribution center
- 6 UPS West Coast Regional Air Hub
- 7 FedEx Ship Center
- 8 Niagara Bottling
- 9 NFI
- 10 Weber Logistics
- 11 Saddle Creek Logistics Services
- 12 DCL Logistics
- 13 VF West Coast Distribution Center
- 14 Onus Global Fulfillment Solutions, LLC
- 15 On Time Cross Docking
- 16 LS RACK INC.
- 17 Allstars Corporation
- 18 LeadPro Inc.
- 19 Motivational Fullfilment & Logistics Services





CONTACT

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