

**NOW FOR SALE | BUILD-TO-SUIT |
ENTITLED LAND SALE**

A Premier Truck Maintenance | Equipment Rental Facility Located in the Heart of Ontario
5,261 SF located on 0.92 Net Acres of Usable Land

2130

S. CUCAMONGA AVE.
ONTARIO, CA



CBRE

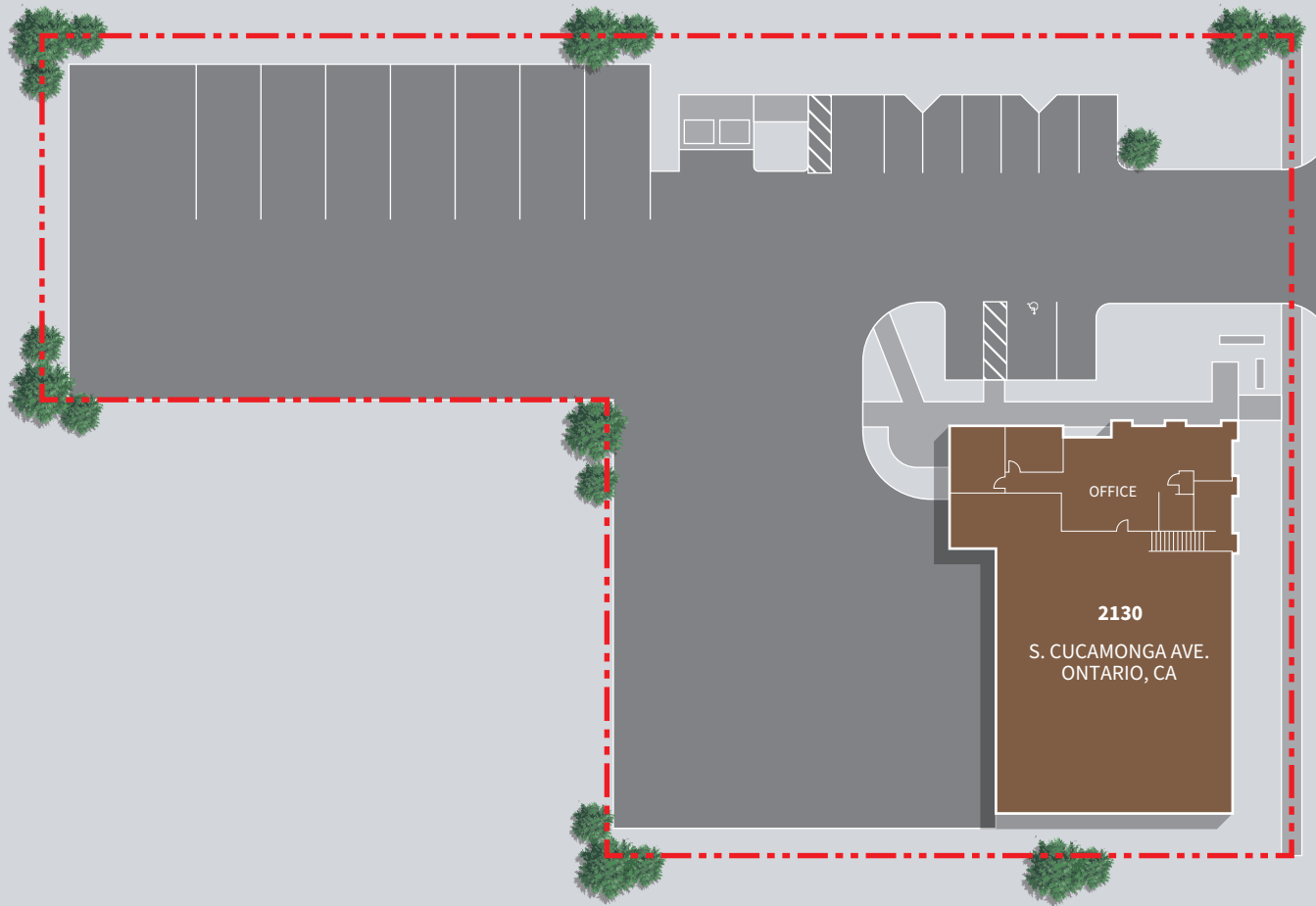
PROPERTY OVERVIEW

Size	Total Building Area: 5,261 Total SF Office Area: 1,371 SF Parts Storage Area: 971 SF
Land Area	0.92 Acres of Net Usable Land Area
Yard Area	Fully Secured, Fenced and Gated for maximum security and aesthetics
Auto Parking	17 auto parking 7 truck parking
Clear Height	The interior of the property shall measure 26' minimum Clear
Loading	Three (3) Large (16' x 16') Grade Level Doors
Truck Bays	Three (3) large truck bays featuring 54' feet in depth
Power	T.S.
APN	1050-521-03
Zoning	Zoned IL (Light Industrial)
Entitlements	Planning commission approval was granted, and Entitlements are complete for the development of this project. Contact Broker for access to the Due Diligence items, which shall be made available to qualified Buyers only.
Conditional Use Permit	A Conditional Use Permit, Dated July 2025 is in place that allows for truck repair, maintenance, contractors yard and equipment rental yard applications. <i>*Note that a strictly Trailer Storage operation is not allowed on this site.</i>

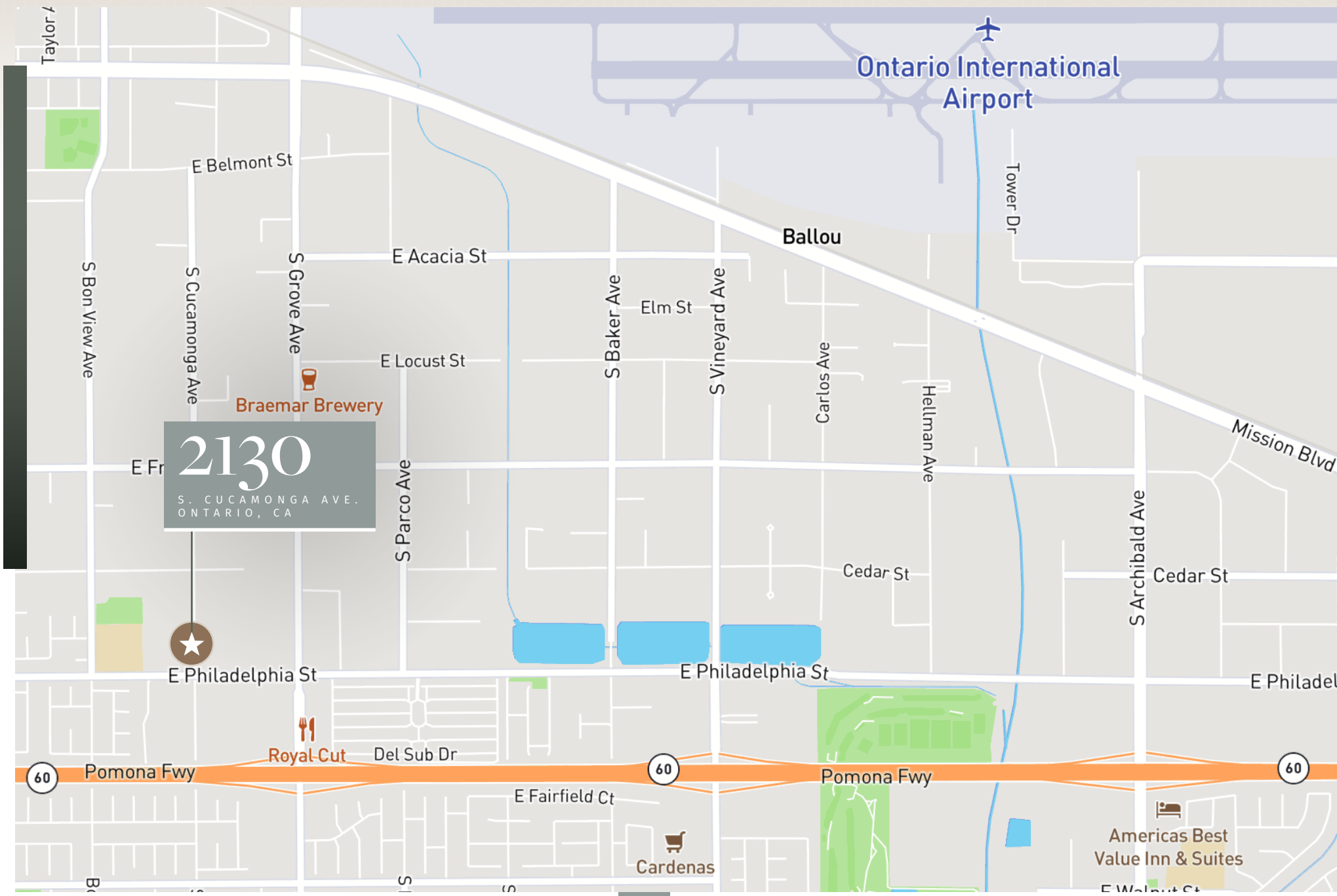


Located in the Heart of Ontario, this location will serve as a centralized hub accessing all the major transportation, trucking, and equipment rental operations.

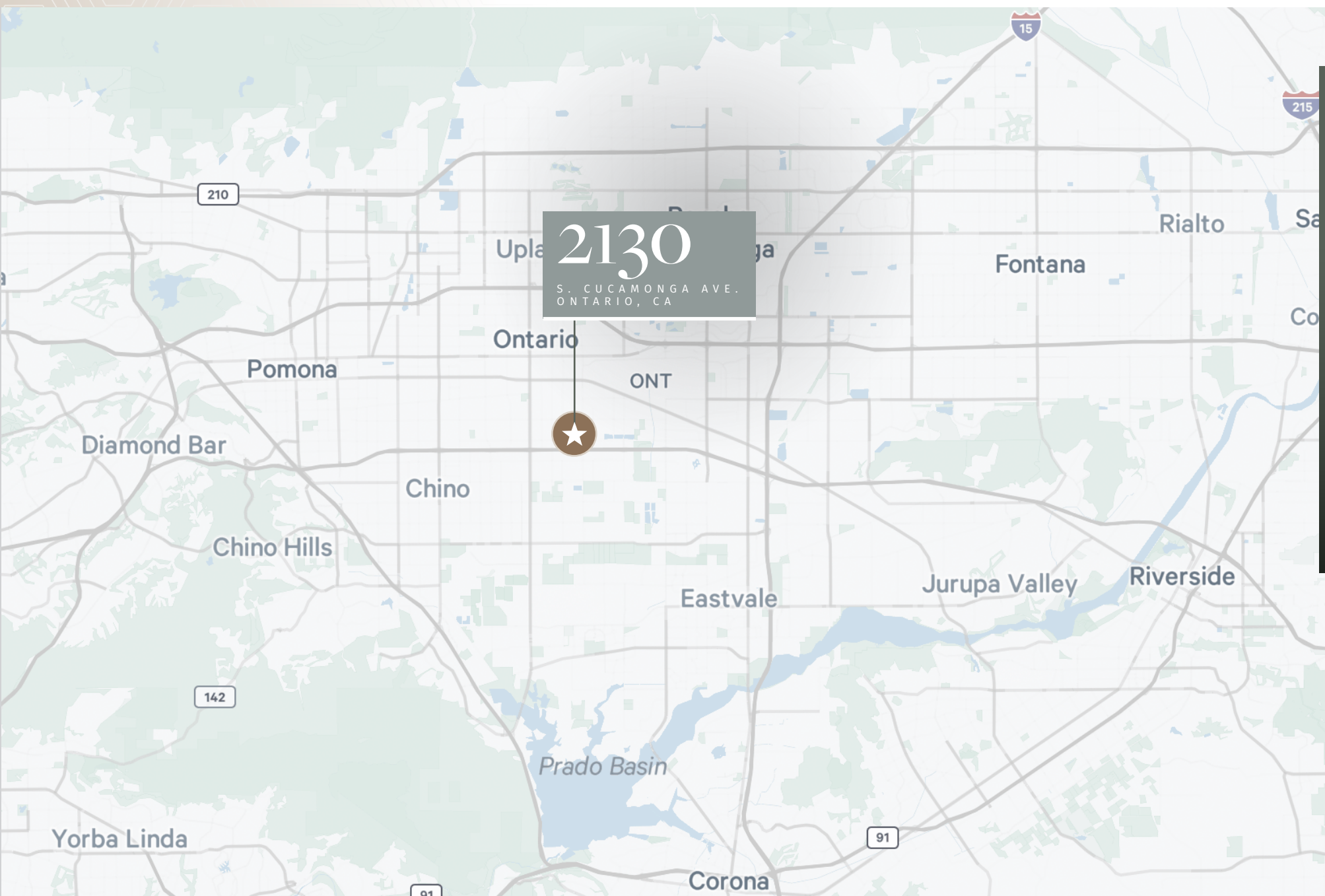
SITE PLAN



LOCATOR MAP



REGIONAL MAP







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