

**±163,336 SQUARE FEET  
STAND ALONE INDUSTRIAL**

**FOR SALE  
\$36,000,000**



**1930  
S. Parco Ave.**

ONTARIO, CA

**EXCLUSIVELY OFFERED BY:**

**Dawn Lowder**  
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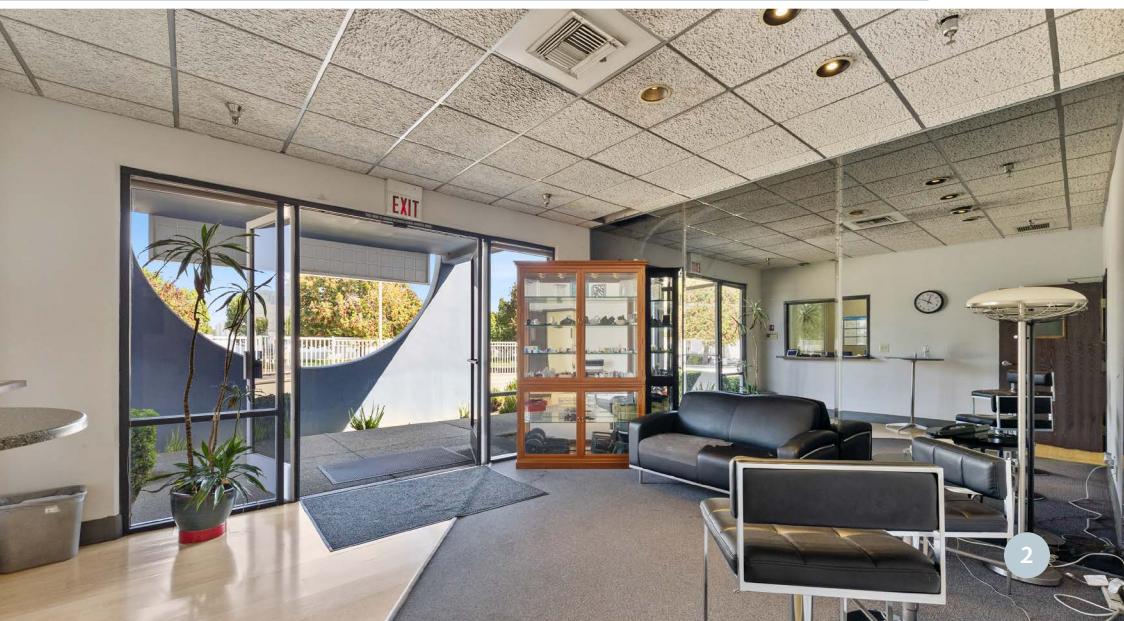
**Andrew Rodriguez**  
909 238 9628  
Cal DRE Lic #01123263

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY SUMMARY

1930 S. PARCO AVE, ONTARIO, CA

- Stand Alone Building square footage of  $\pm 163,336$
- $\pm 10,000$  SF Class 8 Clean Room
- Approximately 10,500 square feet of second-floor office space
- 336 parking spaces
- Fully Fenced
- Concrete parking and yard
- APN 0113-451-29
- M2 Zoning
- 4 dock high loading doors with levelers
- 3 ground level doors
- 8,000 Amps; 277/480 Volts (should be verified)
- 2-3 Ton Cranes and 3-5 Ton Cranes
- Natural Gas to the Building
- Additional Land for future expansion
- Restrooms throughout the building
- Located 1.5 miles south of the Ontario Airport



# ONTARIO INDUSTRIAL

## Manufacturing Industry

### Ontario Continues to Have the Hottest Industrial Real Estate Market in Southern California

Ontario is a growing choice for manufacturing, representing various sectors including Primary and Fabricated Metal; Machinery; Food and Beverage; Paper and Printing; Plastic and Rubber Products; and Computer/Electrical/Appliance.

Developers have found that sites in Ontario offer the best combination of highly valued attributes-efficient infrastructure, modern amenities and a technology/logistics proficient labor force.

## Foreign Trade Zone

Ontario Foreign Trade Zone allows products to be stored, manipulated, manufactured, and exhibited and (if need be) destroyed without paying Customs duties unless the items enter into the US economy. The potential ability to increase international sales, realize greater export potential and succeed in global markets is often a deciding factor for location, relocation and expansion into Ontario.

### Benefits:

- Store products without customs duties
- Increase international sales
- Realize greater export potential
- Succeed in global markets

## Freeway/Rail Systems

Ontario reaps the benefits of the intersections of three major arteries of Southern California's dynamic freeway system: Interstate 10, Interstate 15, State Route 60. The efficiency of this freeway system has been dramatically enhanced with the recent completion of the high-occupancy vehicle lane on Interstate-10, augmenting its immediate trucking and air resources.

Ontario provides access to two major railways, including:

- Burlington Northern Santa Fe Railway
- Union Pacific Railway



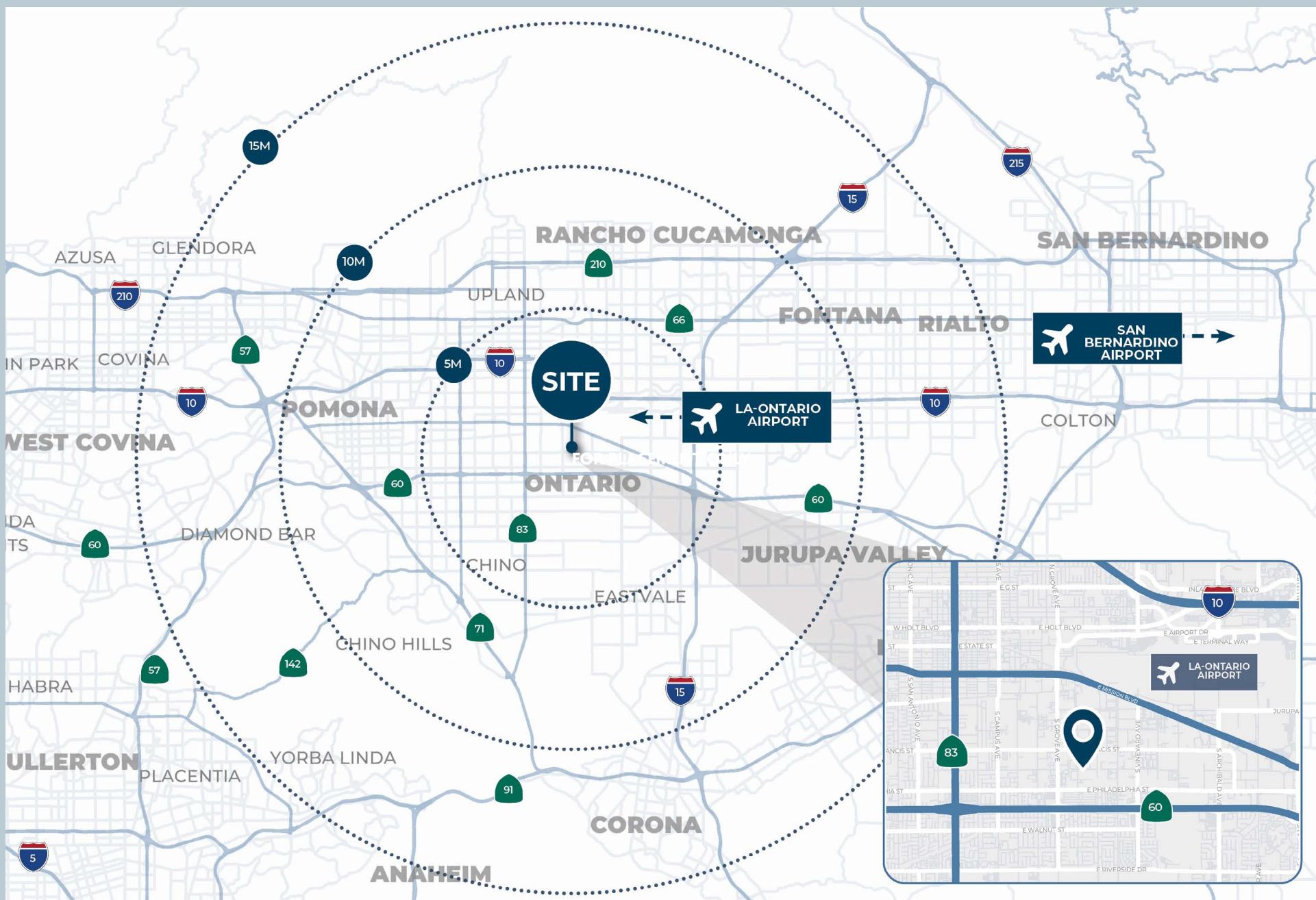
# PHOTOS



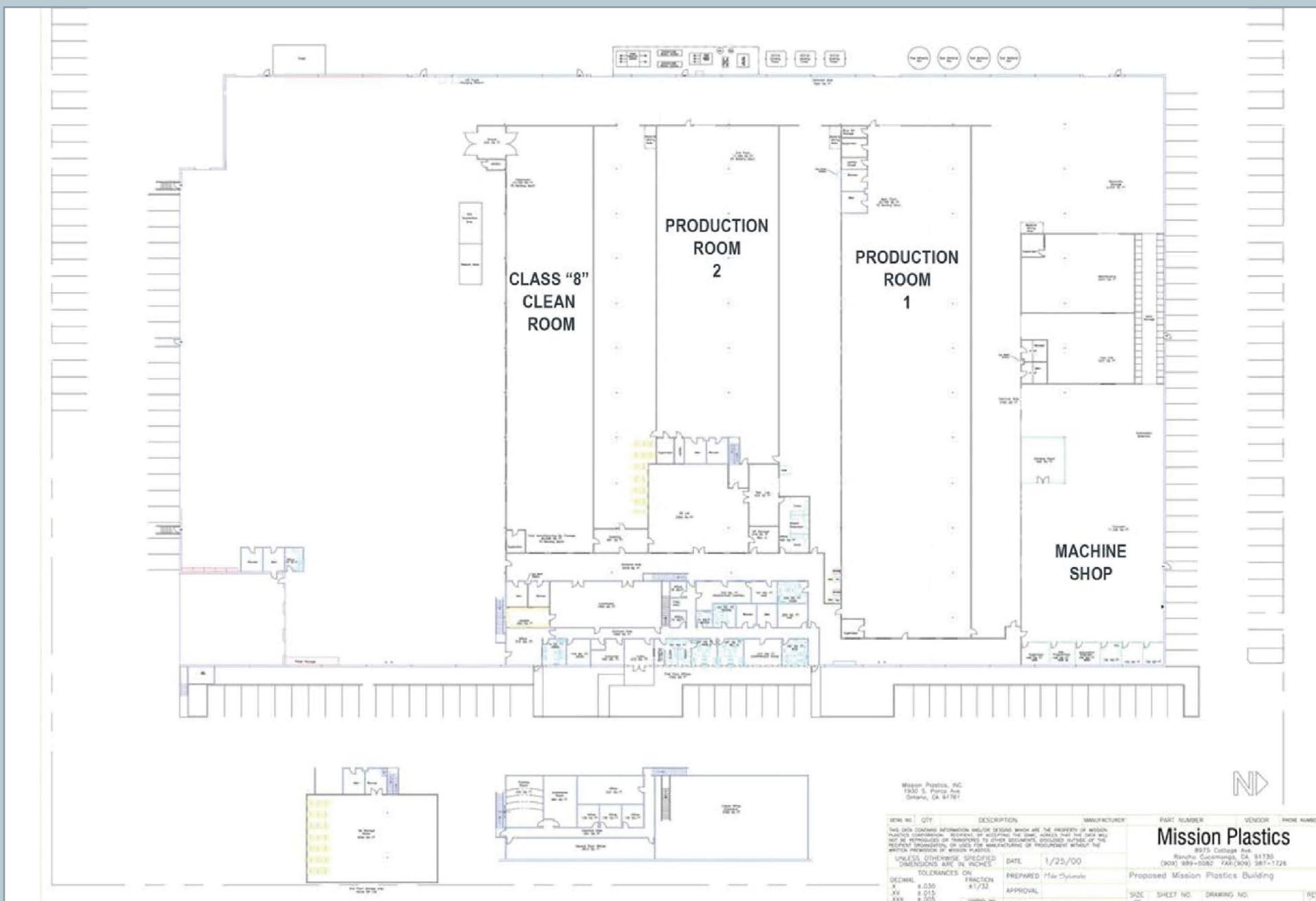
# MAP



# RADIUS MAP



# SITE PLAN



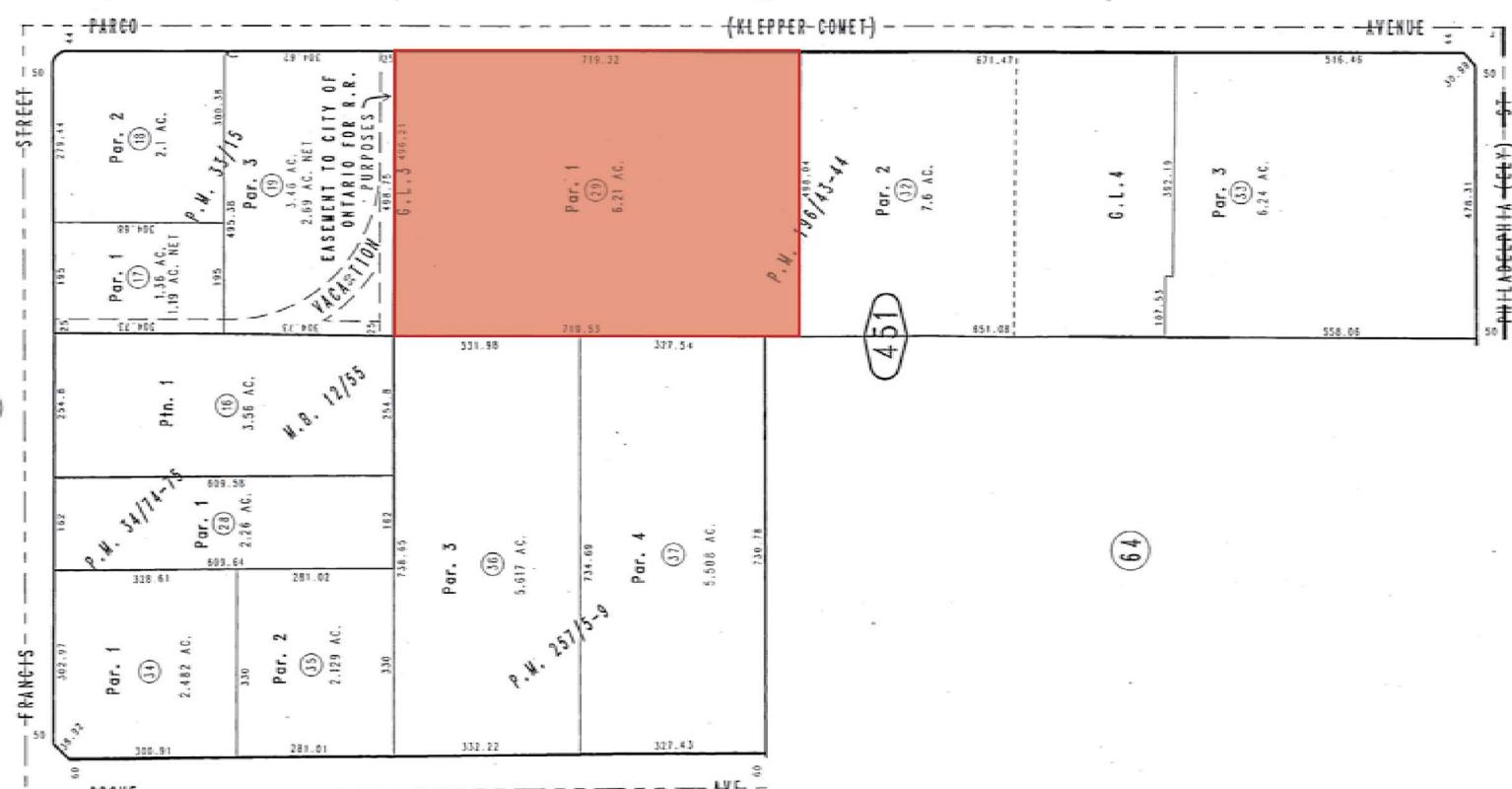
# PARCEL MAP

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.

Ptn. S.W.1/4, Sec.33, T.1S.,R.7W., S.B.B.&M.

City of Ontario  
Tax Rate Area  
4002

0113 - 45



Ptn. Blockburns Addition, M.B. 12/55  
Parcel Map No. 3532, P.M. 33/15  
Ptn. Parcel Map No. 2566, P.M. 34/74

October 2004

Parcel Map No. 20187, P.M. 257/5-9  
Parcel Map No. 15684, P.M. 196/43-4

Assessor's Map  
Book 0113 Page 45  
San Bernardino County

REVISED  
09/09/21 GW

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