

PEPPER GROVE BUSINESS PARK
1609 GROVE AVENUE / 1240-1260 E. LOCUST ST.
ONTARIO, CA 91761
(310) 264-1650



84571 square foot Business Park on Grove Avenue between the 60 and 10 freeways. Well-maintained park with ample parking, sprinkler system, approx 21-24 clear height, dock high and 12X14 ground level doors. Each unit has 200 amps of 3-phase power. M-2.5 zoning. Most units have been completely remodeled and have energy efficient lighting and efficient HVAC systems.

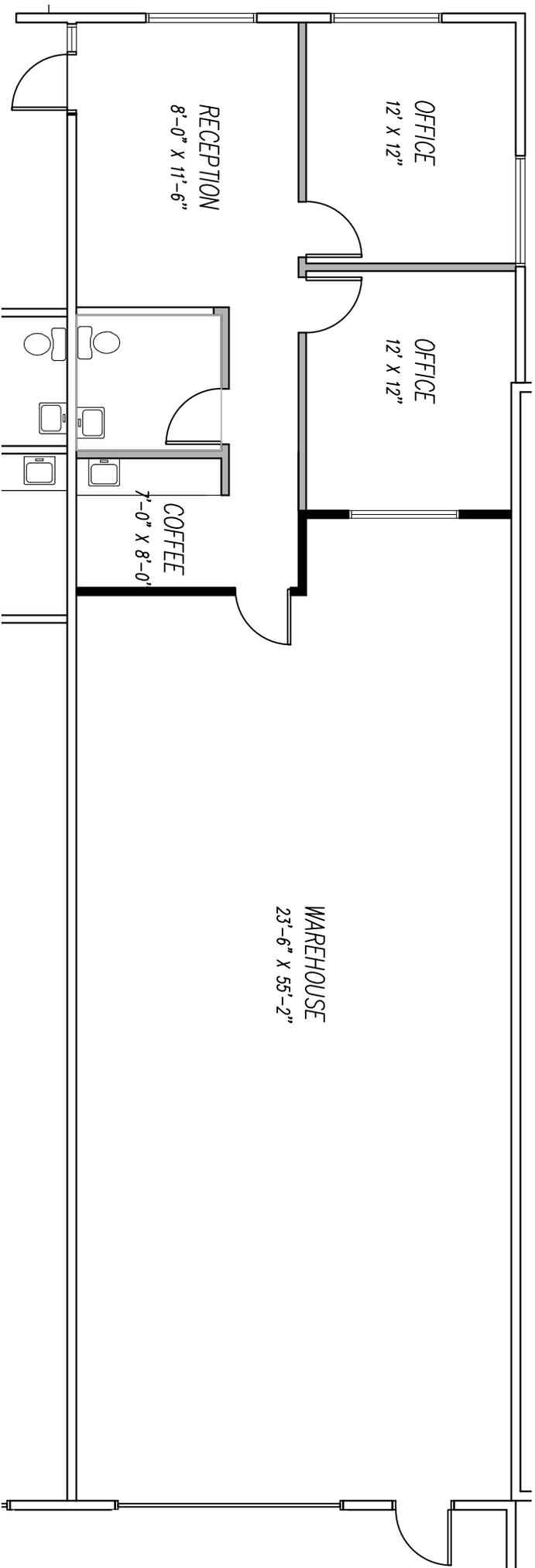
SPACE AVAILABLE

<u>BUILDING/SUITE</u>	<u>RENTABLE SF</u>	<u>RATE/SF</u>	<u>DATE AVAILABLE</u>	<u>DESCRIPTION</u>
1609 Grove Avenue				
Suite 105	1,985	\$1.20	10/1/19	Grove Avenue Frontage. Reception, two private office, kitchen and warehouse. Brand new improvements.
Suite 113	1,906	\$1.25	30 DAYS	Flex space with reception, 3 private offices conference room and open bullpen. 100 % HVAC
Suite 113/114	3,891	\$1.10	30 DAYS	Flex space with reception, 4 private offices conference room and open bullpen and warehouse with 12 X 14 loading door.
1240 E. Locust Street				
Suite 204	1,944	\$1.05	Now	Reception, private office and warehouse.

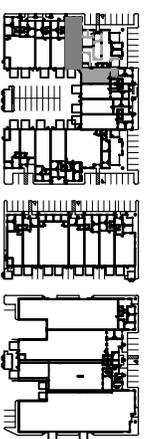
1260 E. Locust Street
NOTHING AVAILABLE

For More Information Call: Ned Geoghegan (310) 264-1650

CAM = \$0.13 PSF



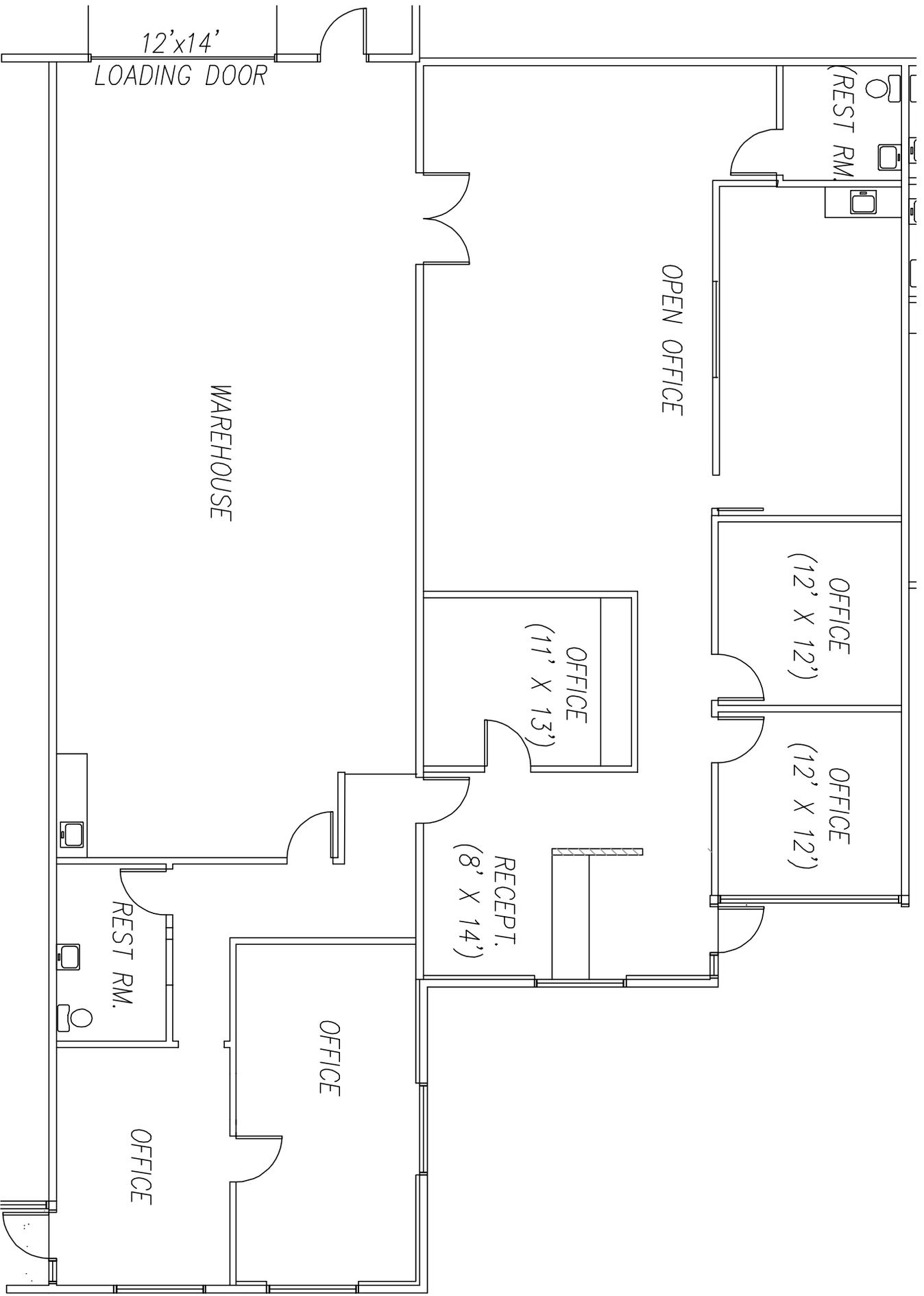
KEY PLAN

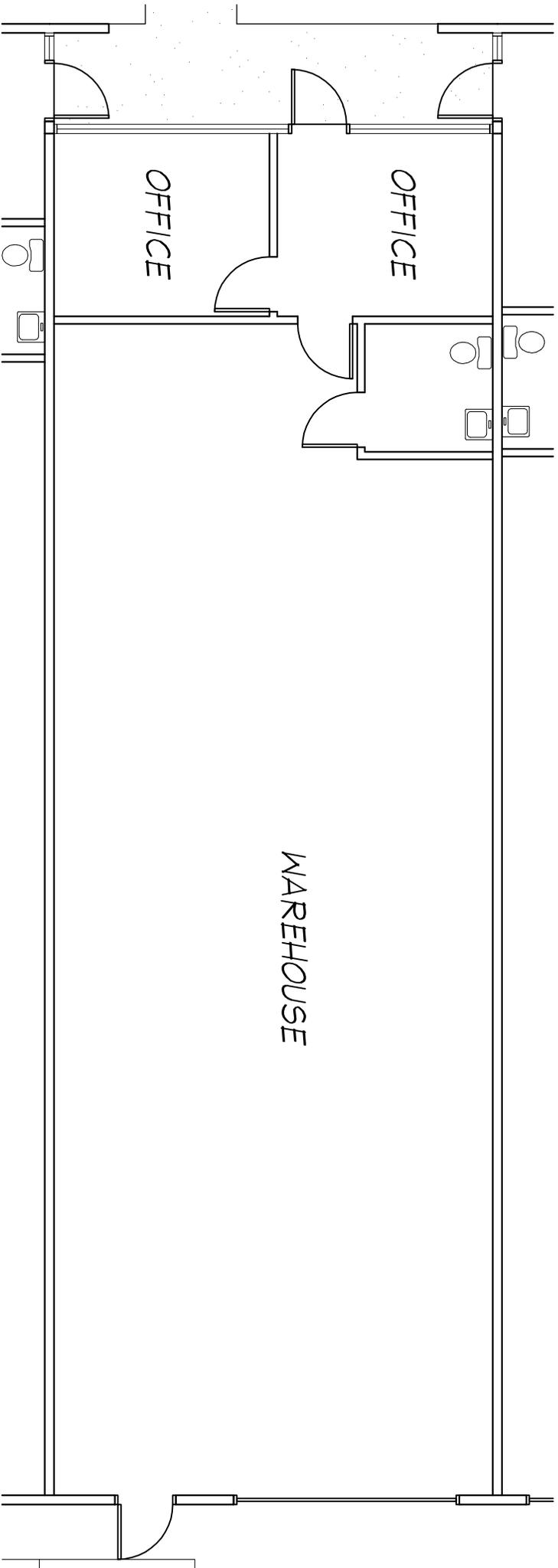


PEPPER GROVE BUSINESS CENTER - SUITE 105

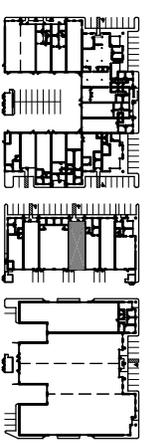
1609 GROVE AVE. ONTARIO, CA

Scale: 1/8"=1'-0"





KEY PLAN



PEPPER GROVE BUSINESS CENTER

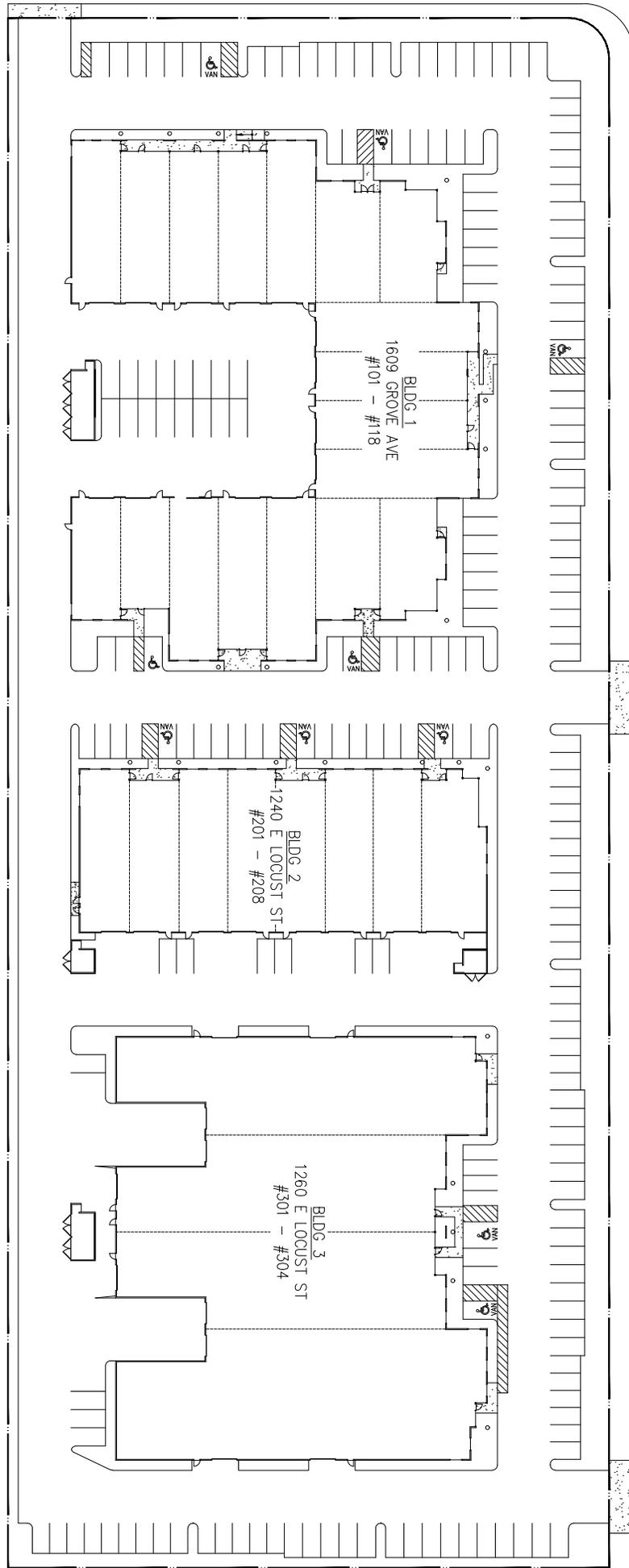
SUITE #204

1609 GROVE AVE. ONTARIO, CA

1/8" = 1'-0"

SANDHILL MANAGEMENT (310) 264-1650

SOUTH GROVE AVE



EAST LOCUST STREET



1 SITE PLAN - Pepper Grove Business Center, Ontario CA

SCALE: NONE