SPERRY

SEGAI CRE

2020

ELM CT
ONTARIO, CA 91761

FOR SALE

Call for More Information

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2020

Property Details & Highlights

Property Type	Industrial
Property Subtype	Warehouse, Distribution
APN	0113-395-28
Building Size*	±25,247 SF
Lot Size	±1.07 Acres
Year Built/Renovated	1988/2021
Footing and Foundation	Reinforced Concrete Slab
Structure	Concrete Tilt-up
Loading Dock	Two (2) 12'x14' Interior Truck Well
Ground Level Door*	Two (2) 10' x 12', Five (5) 12' x 14'
Power	225 Amp, 277/480 V, 3 Phase (Verify)
Ceiling Height	18' Minimum Clear Height

Introducing a prime owner-user and investment opportunity in the heart of the Inland Empire Airport Area, one of the fastest-growing industrial markets in the nation. This property features ±25,247 SF total building area, consisting of ±1,202 SF (4.8%) office space and ±24,045 SF (95.2%) warehouse space.

With seven (7) ground level doors and two (2) interior truck wells, the property is designed for maximum efficiency and seamless logistics. The versatile layout provides ample space for light manufacturing, warehousing, or distribution, catering to a wide range of business operations.
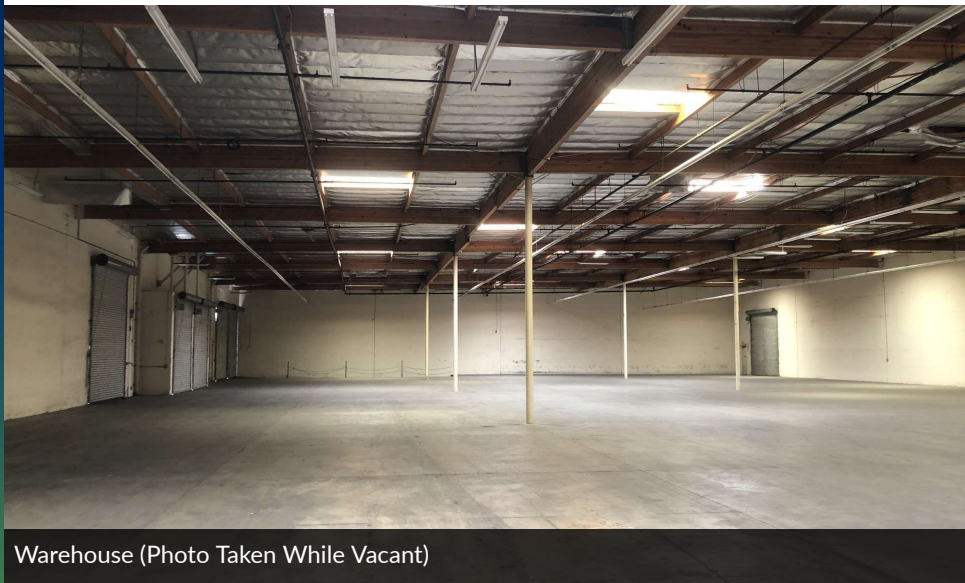
Strategically located with convenient access to major freeways and regional transportation corridors, this property offers an ideal foundation for owner-users and investors seeking a strategic foothold in the long-term growth in the Inland Empire region.

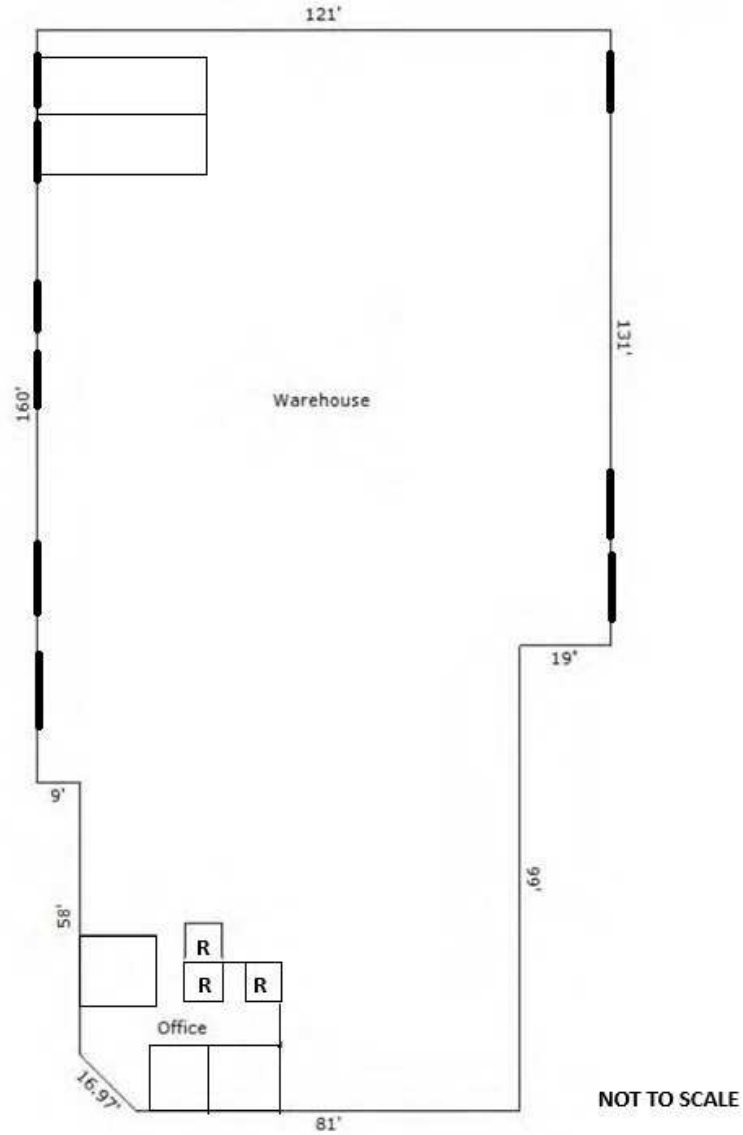* Size measured per appraisal report

- Well-maintained Industrial Park
- Three (3) Private Offices, Lobby/Reception, Three (3) Restrooms.
- Fire Sprinklered
- T5 Lighting
- 39 Asphalt-paved Parking Spaces (Parking Ratio of 1.54 per 1,000 square feet)
- Monthly Association Fee: $742.01 (as of August 2025)
- Convenient Access to Fwy I-10, SR-60, I-15
- 4 miles from Ontario International Airport
- Inland Empire West- Airport Area Submarket

Additional Photos

Lobby/Reception

Ground Level Roll-up Doors

Warehouse (Photo Taken While Vacant)

Two (2) Interior Truck Wells

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Floor Plans (NOT TO SCALE)

Location Map

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