

**COMPLETED AND READY FOR OCCUPANCY**



## STATE OF THE ART FEATURES

- Part of 8-Building Master-planned Industrial Park
- ±5,522 SF Finished Ground Floor Office Suites with ±5,196 SF of Finished Mezzanine
- 18 Dock High Loading Doors with 40,000-lb Mechanical Load Levelers at Every Other Door
- 2 Grade Level Loading Doors
- 32' Clear Height
- 180' Fenced and Secured Concrete Truck Yard
- Up to 23 Trailer Parking Spaces
- ESFR Fire Sprinkler System (K17 heads)
- LED Warehouse Lighting (30 foot-candle power)
- 1,200-Amp, 277/480V, 3P, 4W House Panel with 2000-Amp UGPS
- 6" Thick, 4,000 psi Reinforced Floor Slab
- 4-ply Built-Up Roof with 15-yr NDL Warranty
- 3% Skylights
- White Scrim Insulation
- 215 Auto Parking Spaces
- Zoned M1 (Limited Manufacturing)
- Close Proximity to Ontario International Airport
- Great Access to I-10, Hwy 60, Hwy 71, and I-15 Freeways

# OAKMONT MISSION RAMONA BUSINESS PARK

## BUILDING 7

**4369 State Street**

**±187,179 SF on 8.45 Acres**

## AVAILABLE FOR SALE

*For More Information, please contact:*

**MARK KEGANS, SIOR**  
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**RANDY LOCKHART**  
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**NEWMARK**

**OAKMONT**  
INDUSTRIAL GROUP

# OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



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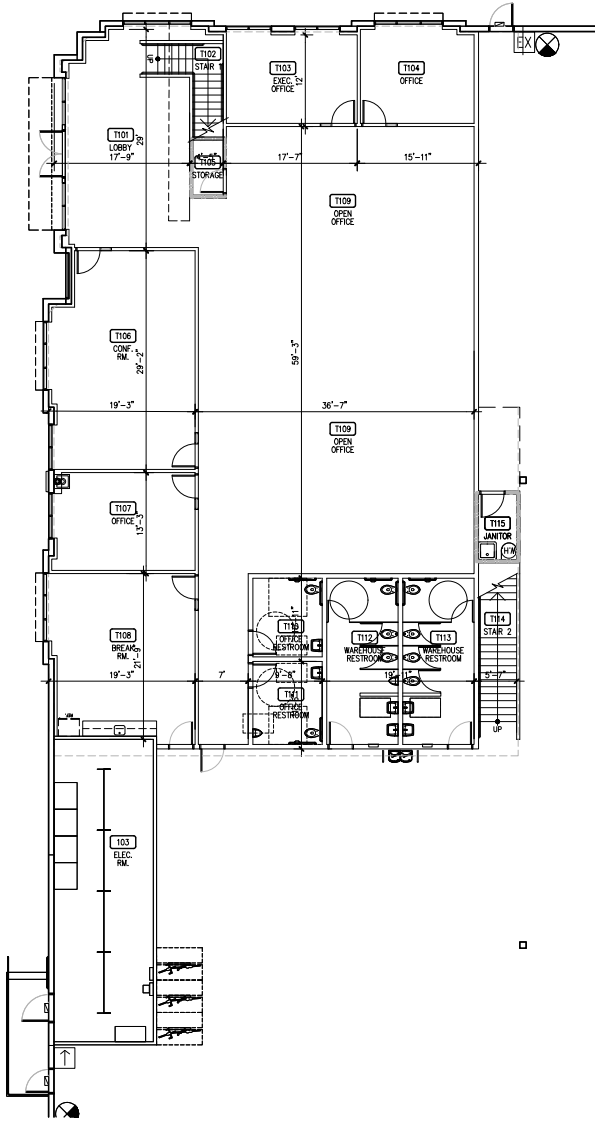
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3281 East Guasti Road, Suite 370 | Ontario, CA 91761 | Corporate RE Lic. #01355491 | [www.nmrk.com](http://www.nmrk.com)  
Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

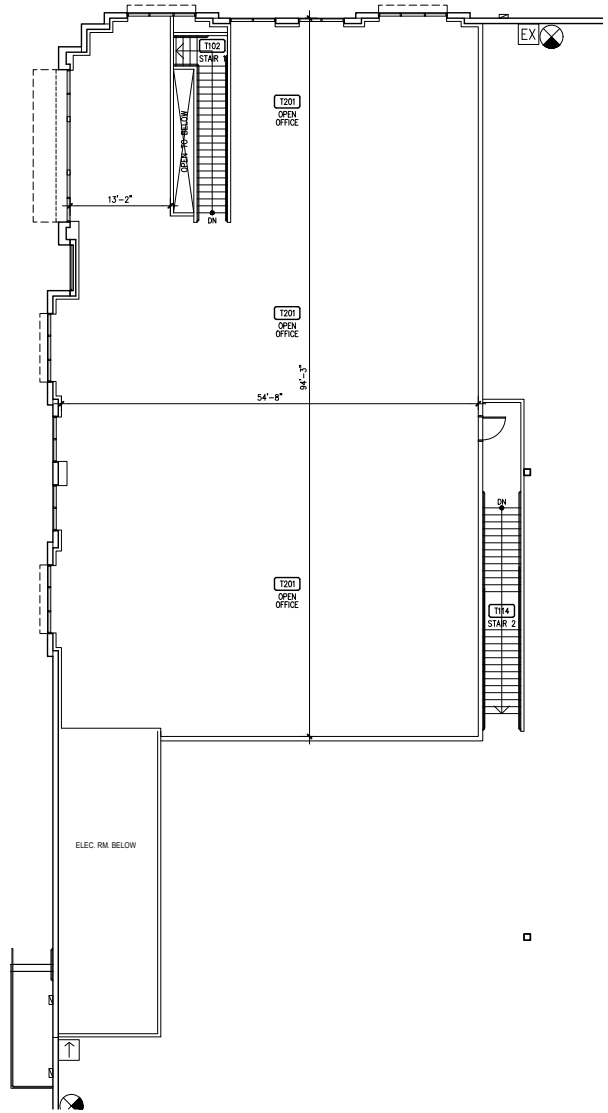
# OAKMONT MISSION RAMONA BUSINESS PARK

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## BUILDING 7 Office Plans



**Ground Floor**  
±5,522 SF



**Mezzanine**  
±5,196 SF

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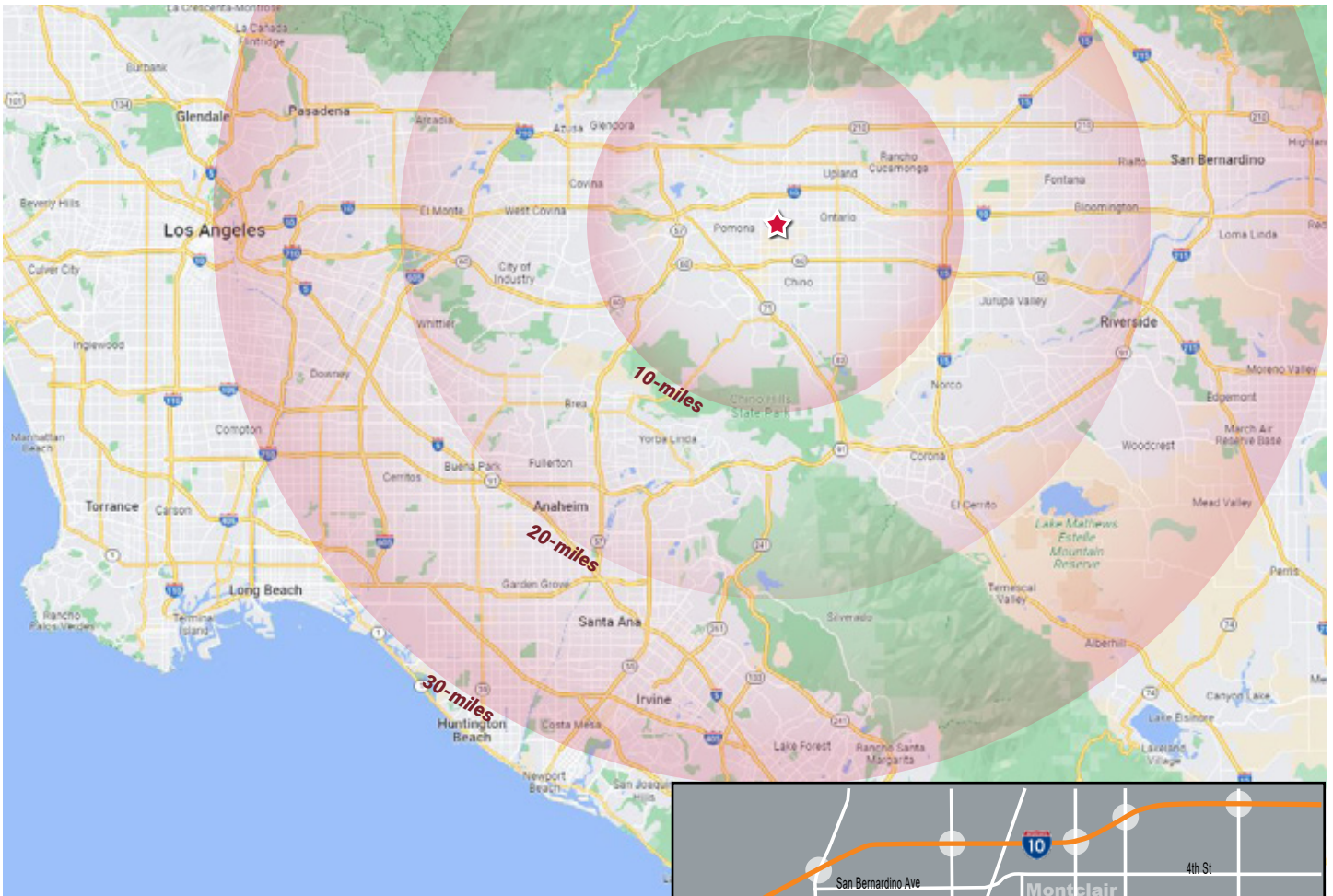
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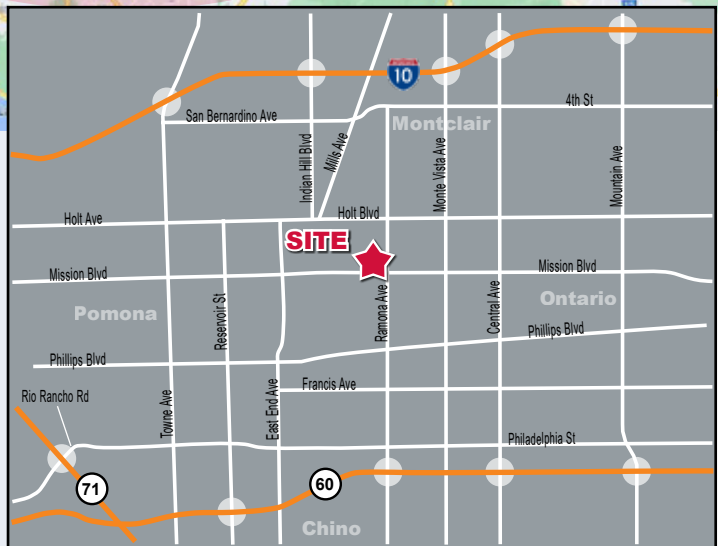
# OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



## Approximate Drive Distances:

I-10 (via Central Ave)	3.2 miles
Ontario International Airport	6.9 miles
CA-60 (via Ramona Ave)	1.9 miles
CA-71 (via Mission Blvd)	4.4 miles
Downtown Los Angeles	33 miles
John Wayne Airport	35 miles
Port of LA/Long Beach	50 miles
LAX	49 miles



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