

1245 S Grove Avenue
ONTARIO, CA 91761



Rare Professional Office / Development Opportunity

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

1245 S Grove Avenue
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1245 South Grove Avenue presents a unique opportunity to own a freestanding office building with an additional small warehouse on a very large lot, ideally located directly next to the Ontario International Airport. The property consists of a $\pm 2,850$ square foot office building and an additional $\pm 2,800$ square feet of warehouse space, situated on approximately 2.34 acres, offering significant flexibility for a variety of owner-user or investment scenarios.

The property is located within the City of Ontario's Business Park zoning (Grove Avenue Specific Plan), an area specifically designed to support industrial, office, and commercial uses in close proximity to the airport. As outlined in the Specific Plan, Business Park sites allow for a floor area ratio (FAR) of approximately 0.35, with certain airport overlay areas at approximately 0.25 FAR. Based on the site's $\pm 101,930$ square foot lot size (2.34 acres), this equates to a potential buildout in the range of approximately $\pm 25,000$ to $\pm 35,000$ square feet, subject to development standards and design review. The property also represents a great opportunity for a series of smaller industrial condominiums to be built there.

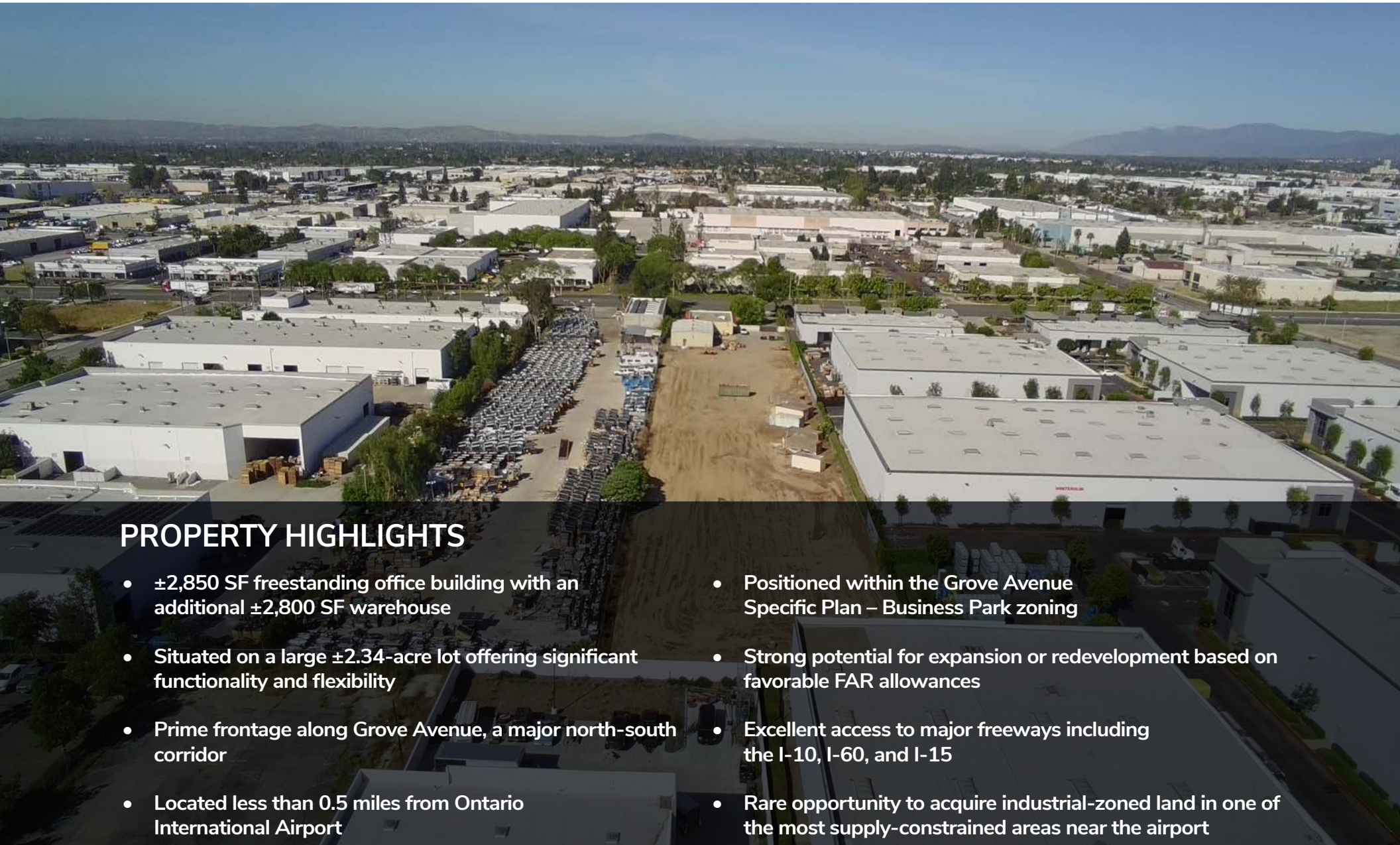
This creates a rare opportunity for an owner-user or developer to expand the existing improvements or redevelop the site into a larger industrial facility in one of the most supply-constrained industrial corridors in the Inland Empire.

Opportunities to acquire developable industrial land immediately adjacent to Ontario International Airport are extremely limited, making 1245 South Grove Avenue one of the last chances to secure a large, functional site in this highly desirable location.

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|--------------------|--|
| Asking Price: | \$5,600,000 |
| Total Building SF: | $\pm 2,850$ SF + $\pm 2,500$ SF Warehouse |
| Lot SF: | $\pm 101,930$ SF |
| Year Built: | 1975 |
| Zoning: | Grove Specific Plan |
| Parking Ratio: | 6/1000 |
| APN: | 0113-351-01-0000 |



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PROPERTY HIGHLIGHTS

- ±2,850 SF freestanding office building with an additional ±2,800 SF warehouse
- Situated on a large ±2.34-acre lot offering significant functionality and flexibility
- Prime frontage along Grove Avenue, a major north-south corridor
- Located less than 0.5 miles from Ontario International Airport
- Positioned within the Grove Avenue Specific Plan – Business Park zoning
- Strong potential for expansion or redevelopment based on favorable FAR allowances
- Excellent access to major freeways including the I-10, I-60, and I-15
- Rare opportunity to acquire industrial-zoned land in one of the most supply-constrained areas near the airport



EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

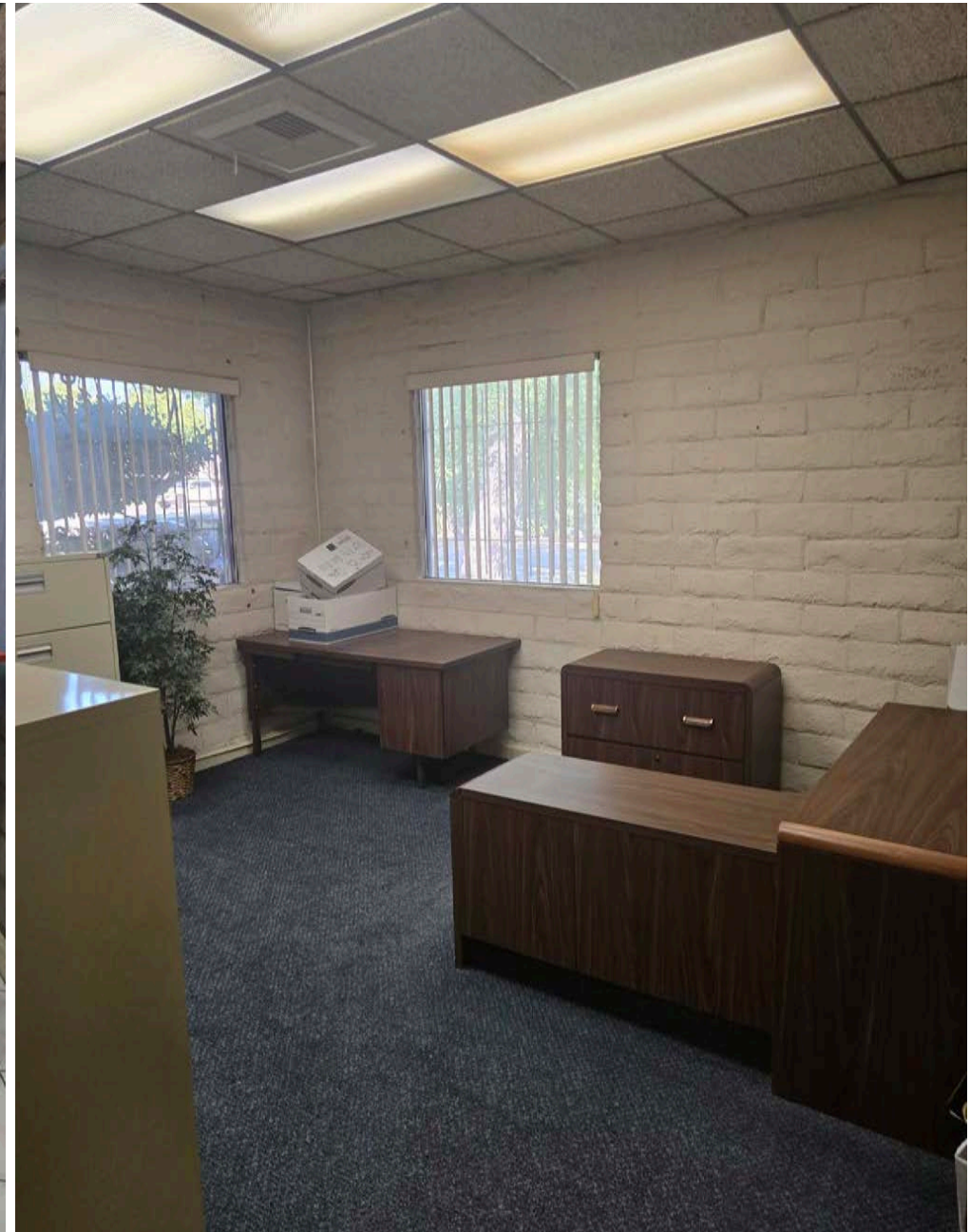
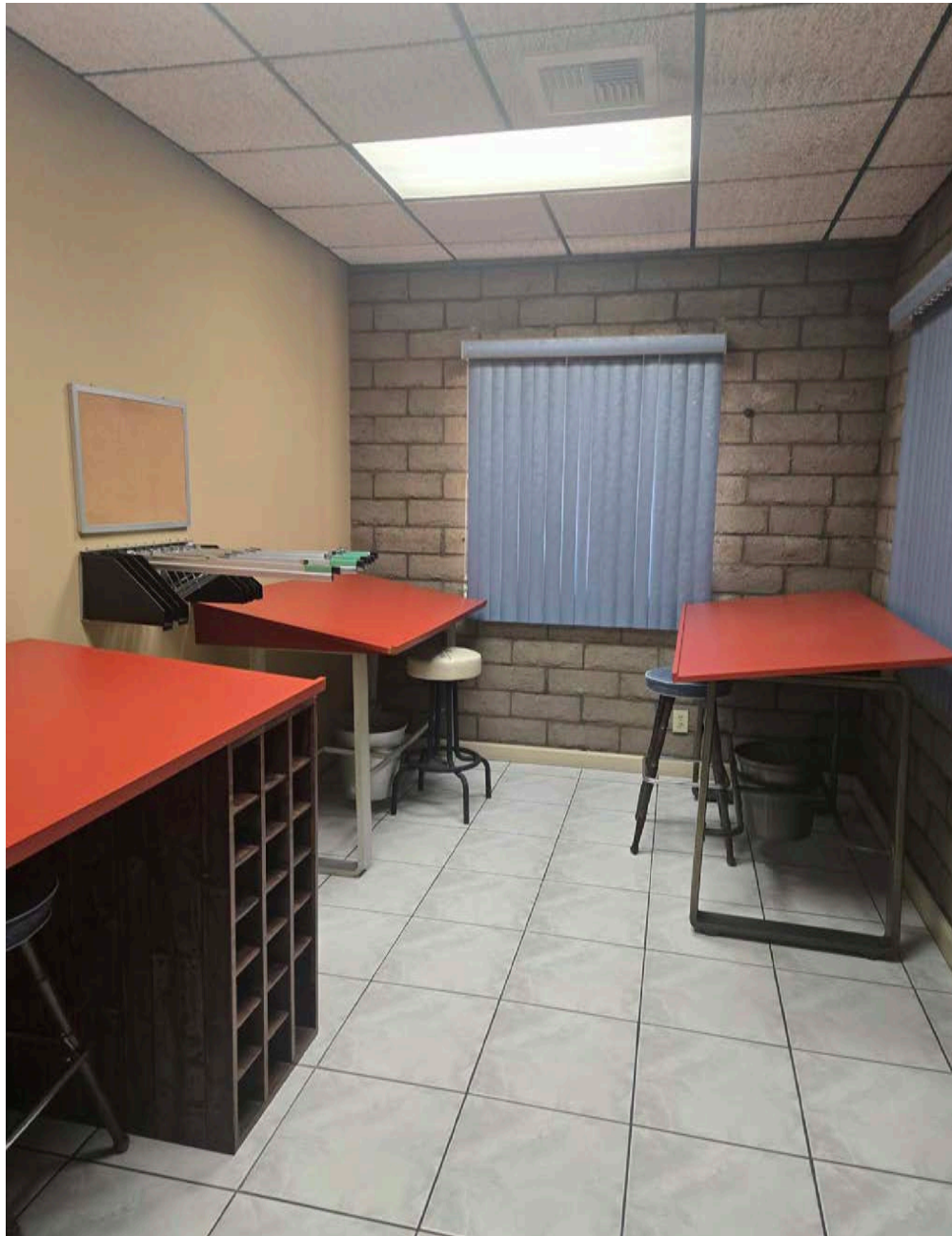
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AERIAL OVERVIEW

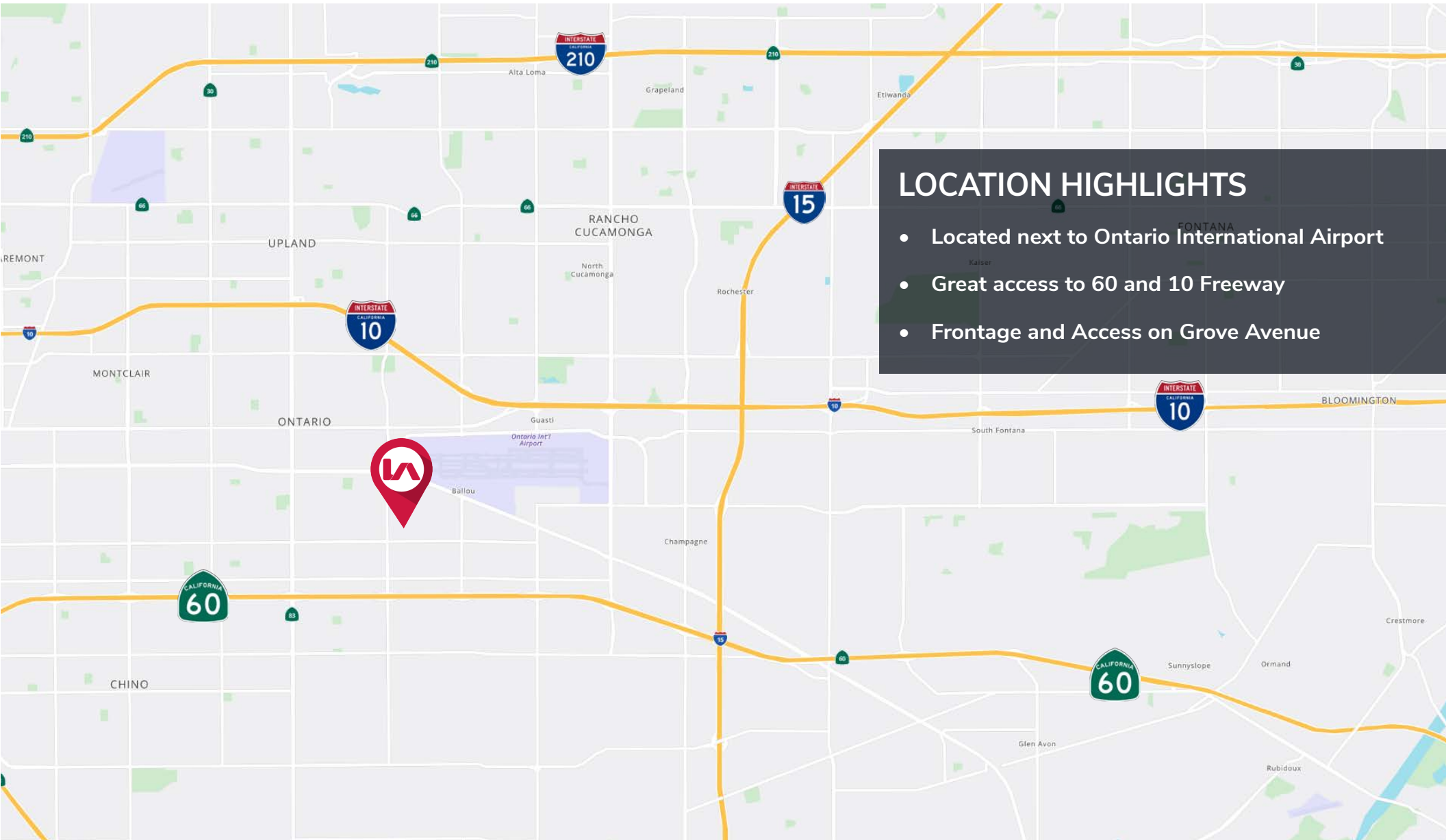
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Located next to Ontario International Airport
- Great access to 60 and 10 Freeway
- Frontage and Access on Grove Avenue



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1245

S GROVE AVENUE

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Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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