

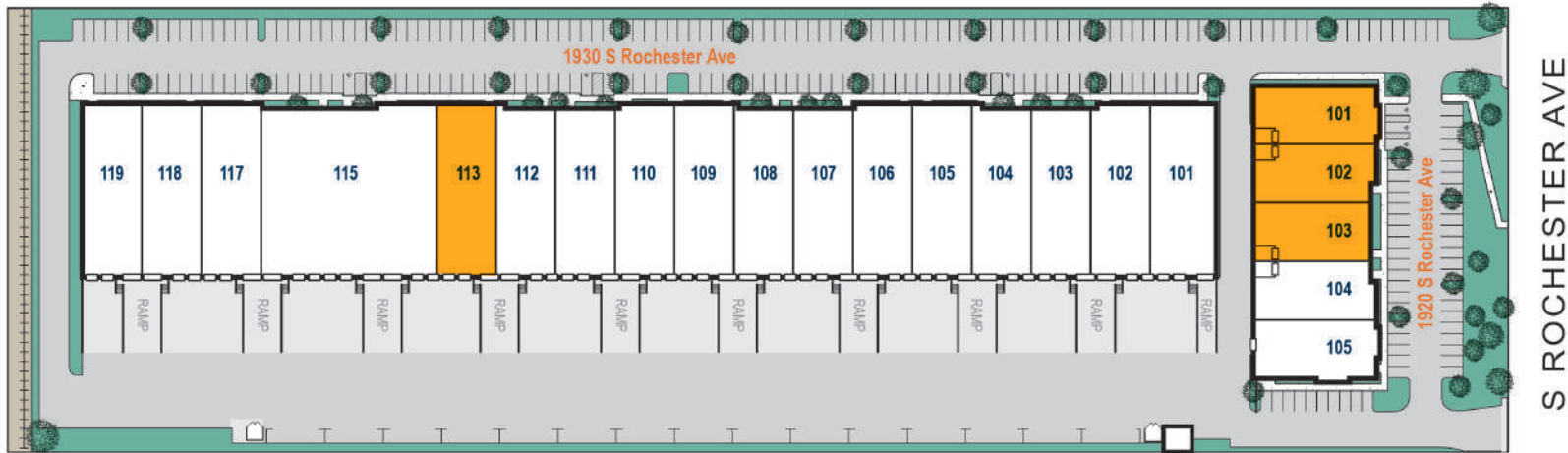
ROCHESTER BUSINESS PARK

1920 & 1930 S ROCHESTER AVE • ONTARIO, CA



ROCHESTER BUSINESS PARK

1920&1930 S ROCHESTER AVE • ONTARIO, CA

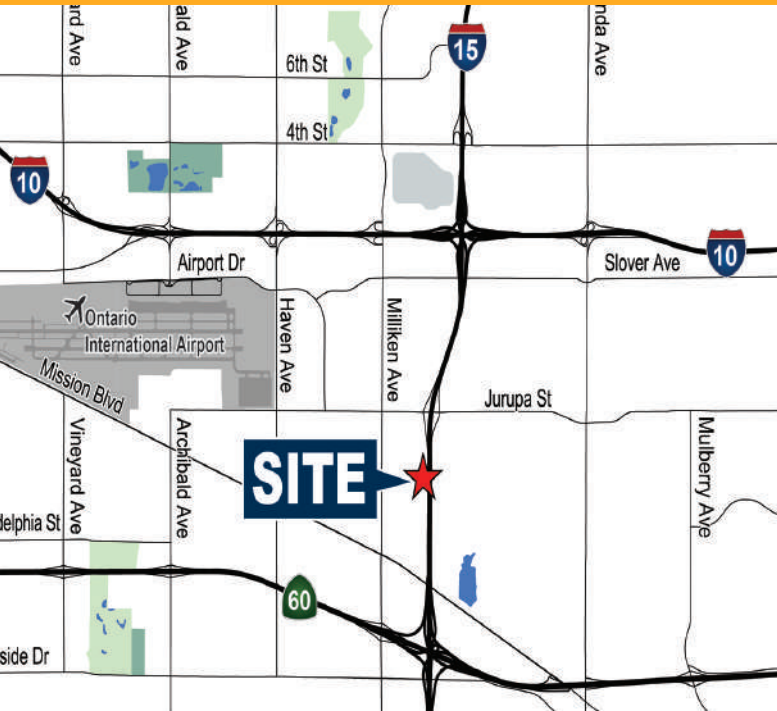


CURRENT AVAILABILITES

Address	Unit	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
1920 S Rochester Ave	101	±5,843	±840	TBD/ \$0.42 Opex	1 GL
1920 S Rochester Ave	102-103	±11,139	±1,277	TBD/ \$0.42 Opex	Available June 1, 2026, 2 GL
1930 S Rochester Ave	113	±7,696	±809	TBD/ \$0.48 Opex	2 DH / 1 GL

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ROCHESTER BUSINESS PARK



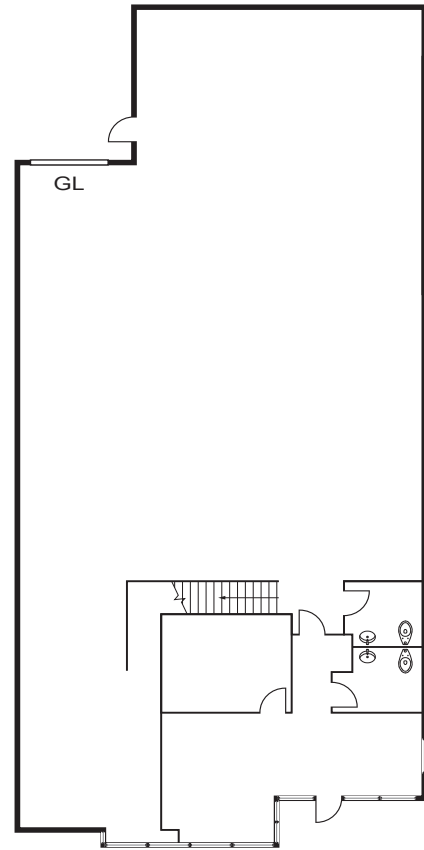
Situated along S. Roshester Ave, the Rochester Business Park offers excellent visibility and accessibility in a 172,806 square-foot business park. Office space and mezzanine space all included within the square footage of each suite.

The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Unit's feature a clear height of 25 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.

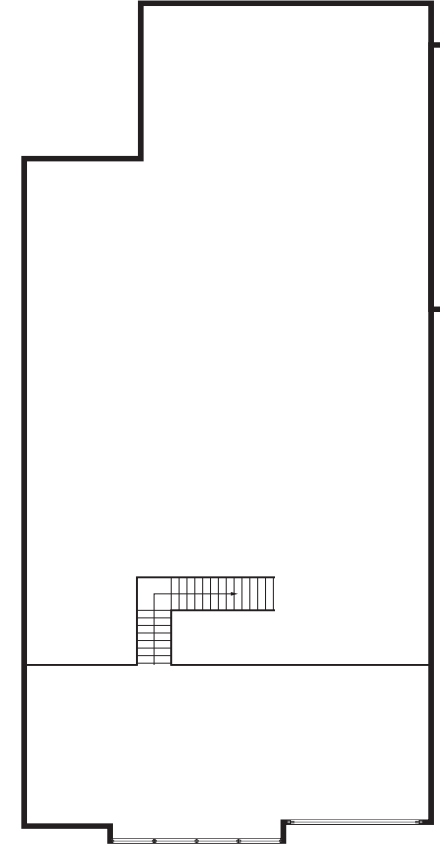


ROCHESTER BUSINESS PARK

1920 S ROCHESTER AVE, SUITE 101 • ONTARIO, CA



First Floor



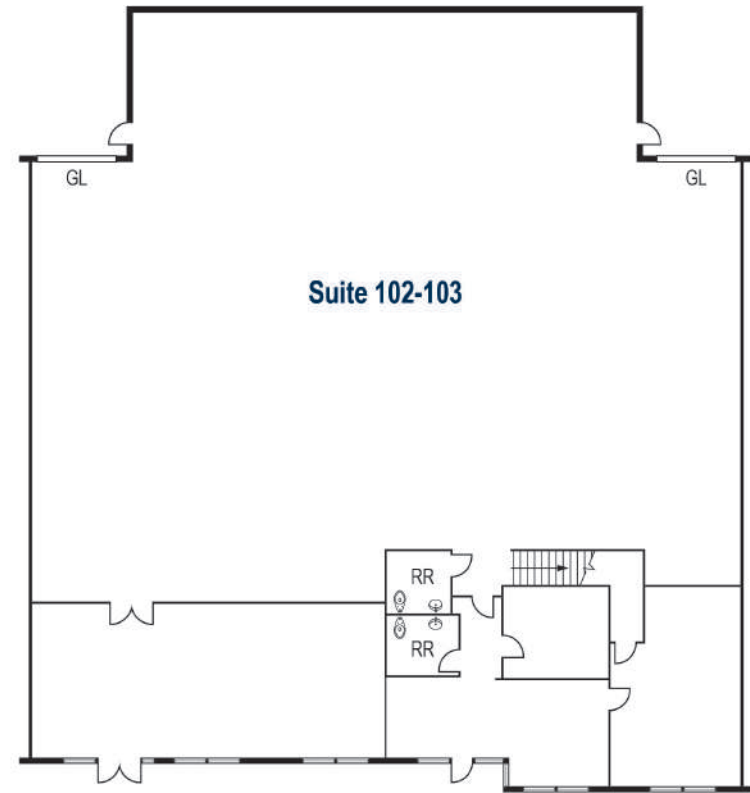
Mezzanine

PROPERTY HIGHLIGHTS

- ±5,843 Total Square Footage
- 20' Minimum Clear Height
- ± 840 SF Office Area
- Private Restrooms
- Fully Sprinklered
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ROCHESTER BUSINESS PARK

1920 S ROCHESTER AVE, SUITE 102&103 • ONTARIO, CA

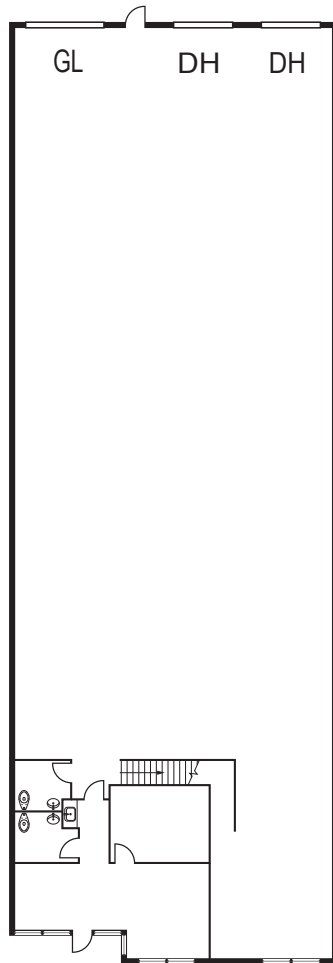


PROPERTY HIGHLIGHTS

- ± 11,139 Total Square Footage
- 20' Minimum Clear Height
- ± 1,277 SF Office
- Private Restrooms
- Fully Sprinklered
- 2 Ground Level Doors
- 400 amp, 277/480V Electrical (to be verified by Tenant)
- 100% HVAC in the Office and Warehouse

ROCHESTER BUSINESS PARK

1930 S ROCHESTER AVE, SUITE 113 • ONTARIO, CA



First Floor



Mezzanine

PROPERTY HIGHLIGHTS

- ±7,696 SF Total Square Footage
- 24' Minimum Clear Height
- ± 809 SF Office Area
- Private Restrooms
- Fully Sprinklered
- 2 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ROCHESTER BUSINESS PARK



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Voit
 REAL ESTATE SERVICES

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to 60 Freeway



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5 Miles
to 10 Freeway

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to Ontario International Airport



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to John Wayne Airport

58 Miles
to LAX Airport



57 Miles
to the Ports of
Los Angeles &
Long Beach

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