



Bldg One

1801 Excise Ave, Ontario, CA 91761



Susan Perry

Walker Perry Real Estate Brokerage
Pasadena, CA 91115
perryw@gmail.com
(626) 394-1068



Bldg One

\$20.40 /SF/YR

Easy access to 60, 10 & 15 Freeways. Adjacent to Ontario METROLINK, Ontario Int'l Airport, Fed Ex & UPS shipping. Move-in ready Office suite with high quality finishes & FIBER OPTIC available. Built 2004 Concrete Tilt Up Construction. 4/1000 parking ratio, free 182 parking spaces (6) ADA spaces on 3.98 acres. 1,600 Amps 120/208V service. Store Front Entry & Exterior Building Top Signage available. ADA Restroom, HVAC & Electrical Meter. Major street visibility along Haven Ave, located on signalized intersection. Listed rate may not include certain utilities, building services & property expenses. Modified Gross Lease....

- Suite Entrance is a Reception Room with Private Offices, Conference Room & area cubicles.
- Restroom ADA, Tech/Storage Room, Back Door Exit.
- Close to 10,60 & 15 Freeways.
- Adjacent to Ontario In'l Airport, Ontario METRORINK, Fed Ex & UPS shipping.
- FIBER OPTIC available. Tenant controlled HVAC.
- Frontage on Haven Avenue



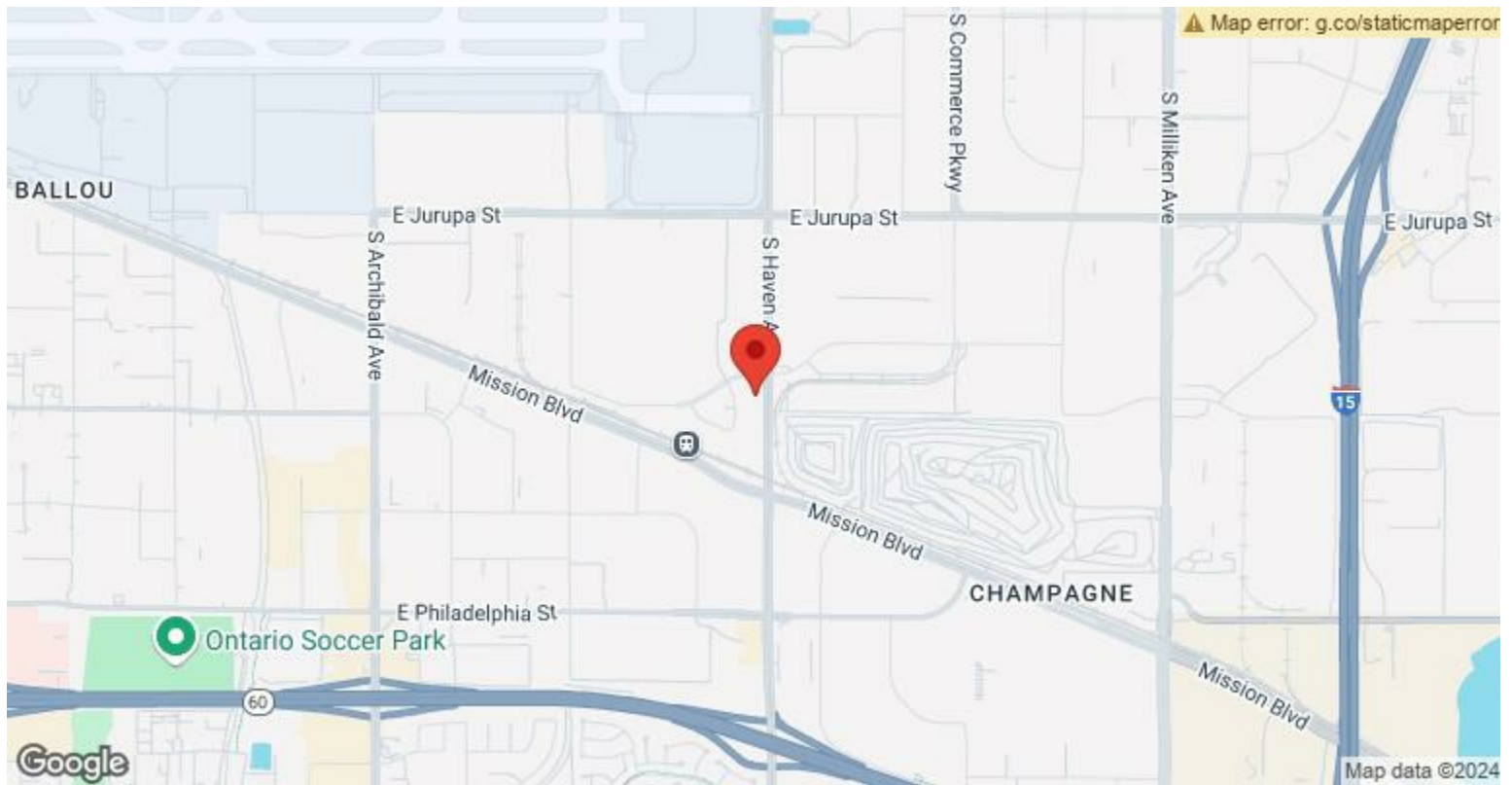
Rental Rate:	\$20.40 /SF/YR
Property Type:	Flex
Property Subtype:	R&D
Building Class:	B
Rentable Building Area:	33,730 SF
Year Built:	2004
Rental Rate Mo:	\$1.70 /SF/MO

1st Floor Ste 204

1

Space Available	1,490 SF
Rental Rate	\$20.40 /SF/YR
Contiguous Area	1,490 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

Open floor plan. There is 1490 sq ft for office & storage/warehouse space with 18 ft ceilings a roll up doors. ADA Restroom.Easy access to 60, 10 & 15 Freeways. Adjacent to Ontario METROLINK, Ontario Int'l Airport, Fed Ex & UPS shipping. Move-in ready Office suite with high quality finishes & FIBER OPTIC available. Built 2004 Concrete Tilt Up Construction. 4/1000 parking ratio, free 182 parking spaces (6) ADAspaces on 3.98 acres. 1,600 Amps 120/208V service. Store Front Entry & Exterior Building Top Signageavailable. HVAC & Electrical Meter. The Property is on located on a Major signalized intersection.Listed rate may not include certain utilities, building services & property expenses....



1801 Excise Ave, Ontario, CA 91761

Easy access to 60, 10 & 15 Freeways. Adjacent to Ontario METROLINK, Ontario Int'l Airport, Fed Ex & UPS shipping. Move-in ready Office suite with high quality finishes & FIBER OPTIC available. Built 2004 Concrete Tilt Up Construction. 4/1000 parking ratio, free 182 parking spaces (6) ADA spaces on 3.98 acres. 1,600 Amps 120/208V service. Store Front Entry & Exterior Building Top Signage available. ADA Restroom, HVAC & Electrical Meter. Major street visibility along Haven Ave, located on signalized intersection. Listed rate may not include certain utilities, building services & property expenses. Modified Gross Lease.

Property Photos



Property Photos

