

FOR  
**SALE**  
OR  
**LEASE**

**±22,400<sup>SF</sup> INDUSTRIAL BLDG ON ±48,269<sup>SF</sup> OF LAND**  
1705 S CAMPUS AVE | ONTARIO, CA 91761

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



#### PROPERTY HIGHLIGHTS

- Excellent Manufacturing Bldg. for Sale or Lease
- 18'-19.5' Clear-Height - Calculated Sprinklers
- Heavy Power - 1,000 A @ 277/480 V (Verify)
- 4 Ground Level Doors (±13.5' H x ±11.5' W)
- Fenced/Gated Rear Yard w/ Covered Storage
- Minimal Office S.F. / Delivered Vacant at COE
- Approx 60 Days to Deliver Possession for Lease
- Contact Broker for Tours - Please Do Not Disturb

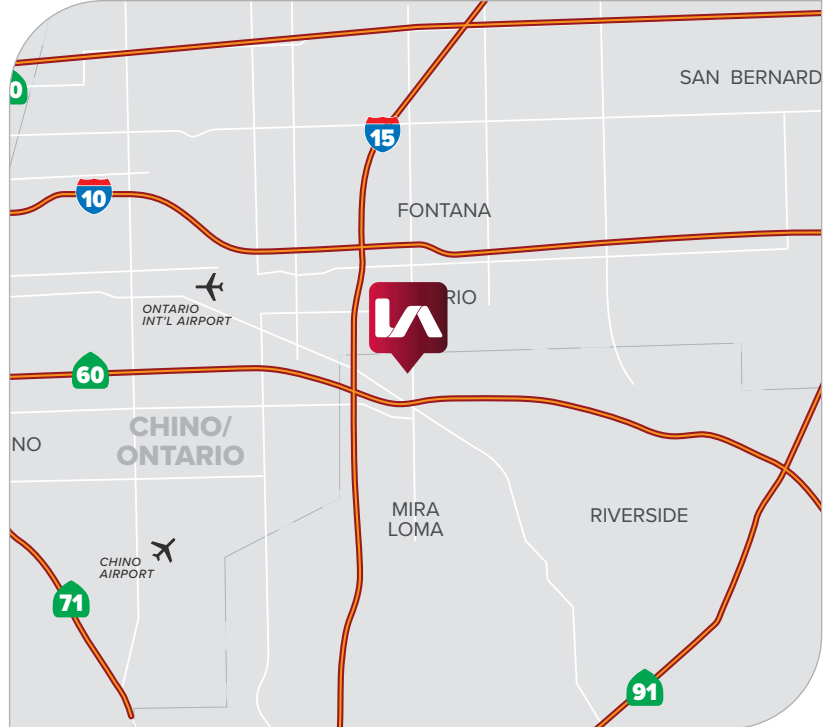
#### PRICING SUMMARY

**ASKING PRICE**

**\$6,995,000**  
(\$312.28 PSF)

**LEASE RATE**

**\$1.02/SF NNN**  
(\$22,848/Mo NNN)



FOR MORE INFORMATION, PLEASE CONTACT



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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

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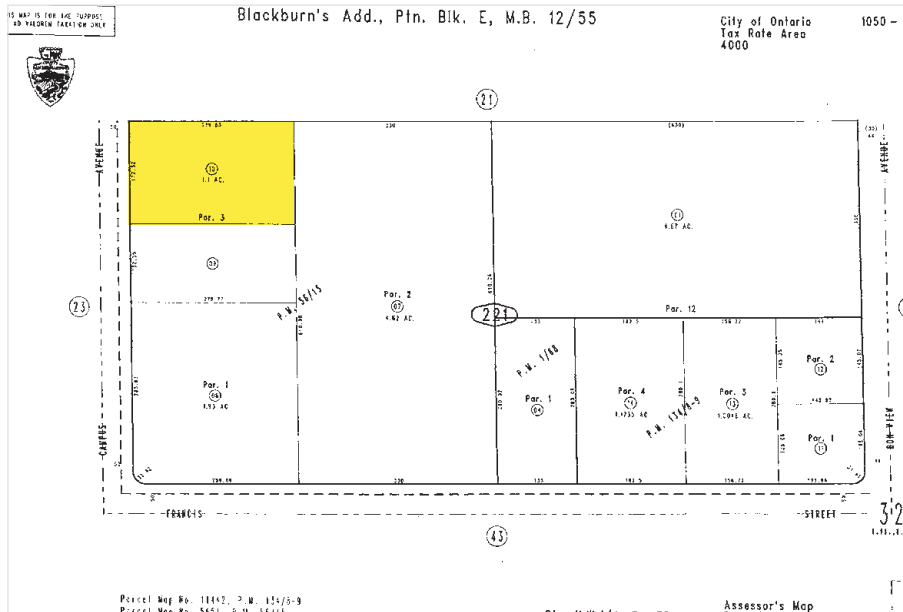


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**PARCEL MAP**



**PROPERTY SUMMARY**

|                          |                                 |
|--------------------------|---------------------------------|
| <b>TOTAL BUILDING SF</b> | ±22,400 SF                      |
| <b>TOTAL LAND SF</b>     | ±48,269 SF                      |
| <b>OFFICES/RR'S</b>      | ±1,360 SF / 4 RR's              |
| <b>CLEAR HEIGHT</b>      | 18'-19.5' Clear Height          |
| <b>LOADING DOORS</b>     | 4 G.L. (±13.5'H x ±1.5'W)       |
| <b>POWER</b>             | A: 1,000 V:277/480 (Verify)     |
| <b>PARKING</b>           | ±28 Spaces                      |
| <b>CONSTRUCTION</b>      | Concrete Tilt-Up                |
| <b>FRONTAGE</b>          | S. Campus Ave (±175')           |
| <b>YEAR BUILT</b>        | 1982                            |
| <b>ZONING</b>            | IL (Ontario)                    |
| <b>APN</b>               | 1050-221-10-0000                |
| <b>POSSESSION</b>        | C.O.E. (Sale) / 60-Days (Lease) |



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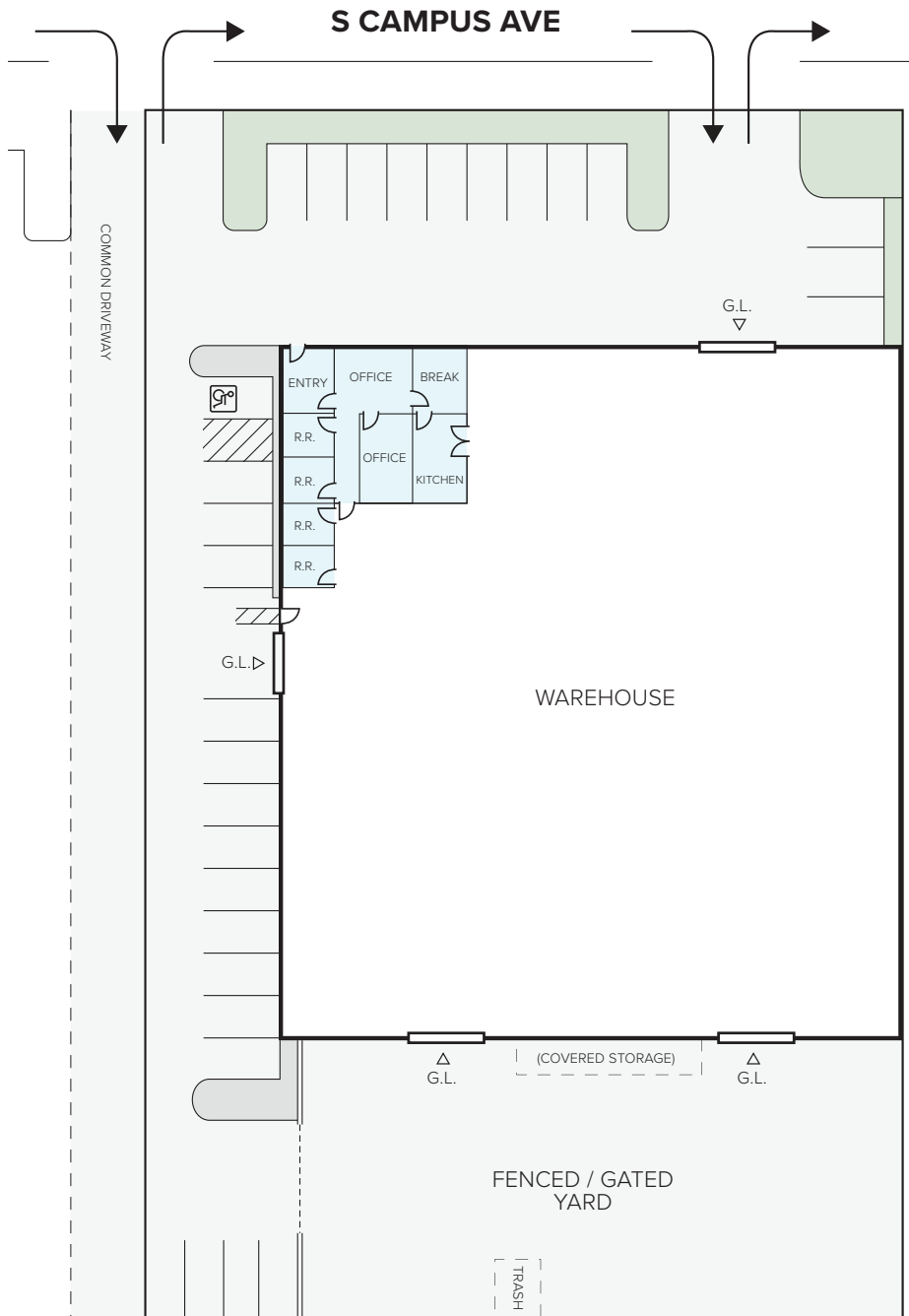
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SITE PLAN



BUILDING DETAILS

|              |            |
|--------------|------------|
| OFFICE SF    | ±1,360 SF  |
| WAREHOUSE SF | ±21,040 SF |
| TOTAL SF     | ±22,400 SF |
| LAND SF      | ±48,269 SF |



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.

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