

FOR
SALE
OR
LEASE

±22,400SF INDUSTRIAL BLDG ON ±48,269SF 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 ($\pm 13.5'$ H x $\pm 11.5'$ 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

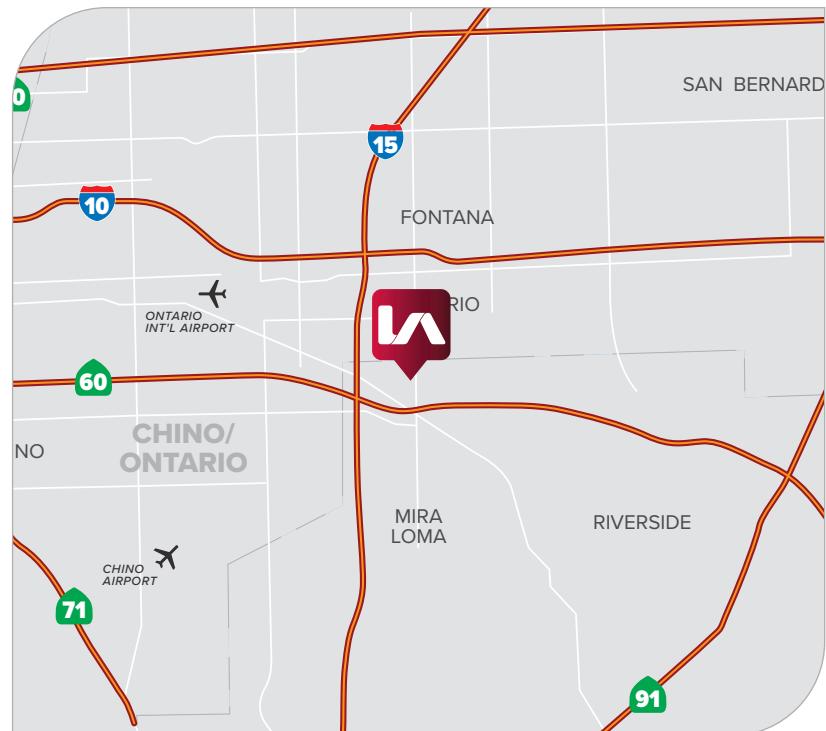
PRICING SUMMARY

ASKING PRICE

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

LEASE RATE

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



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR

Associate | LIC NO 02091054

e: mbehr@lee-associates.com
o: 818.434.9116



TONY NAPLES

Senior Vice President | LIC NO 01811344

e: tnaples@lee-associates.com
o: 818.395.4373

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

1201 N Main St, Los Angeles, CA 90012

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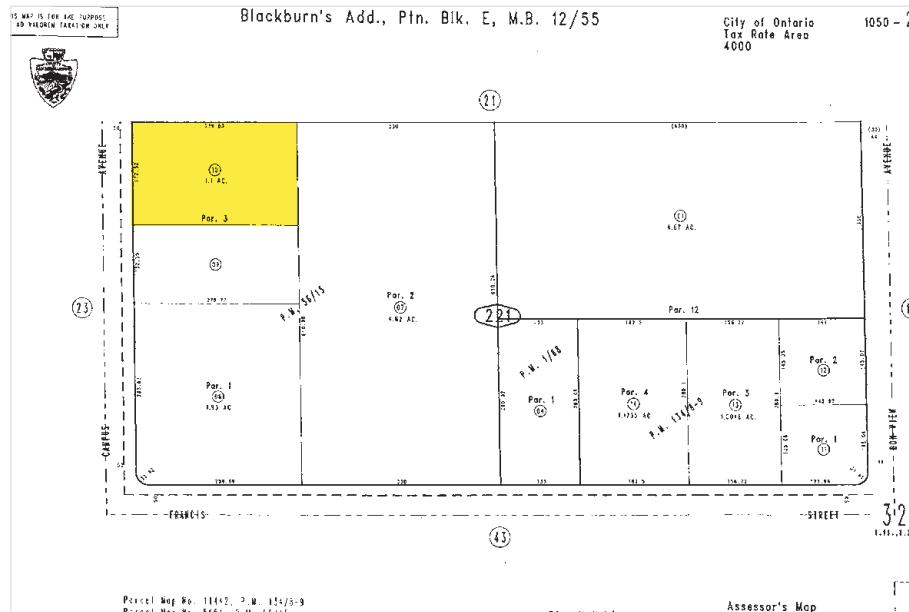
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PARCEL MAP



PROPERTY SUMMARY

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



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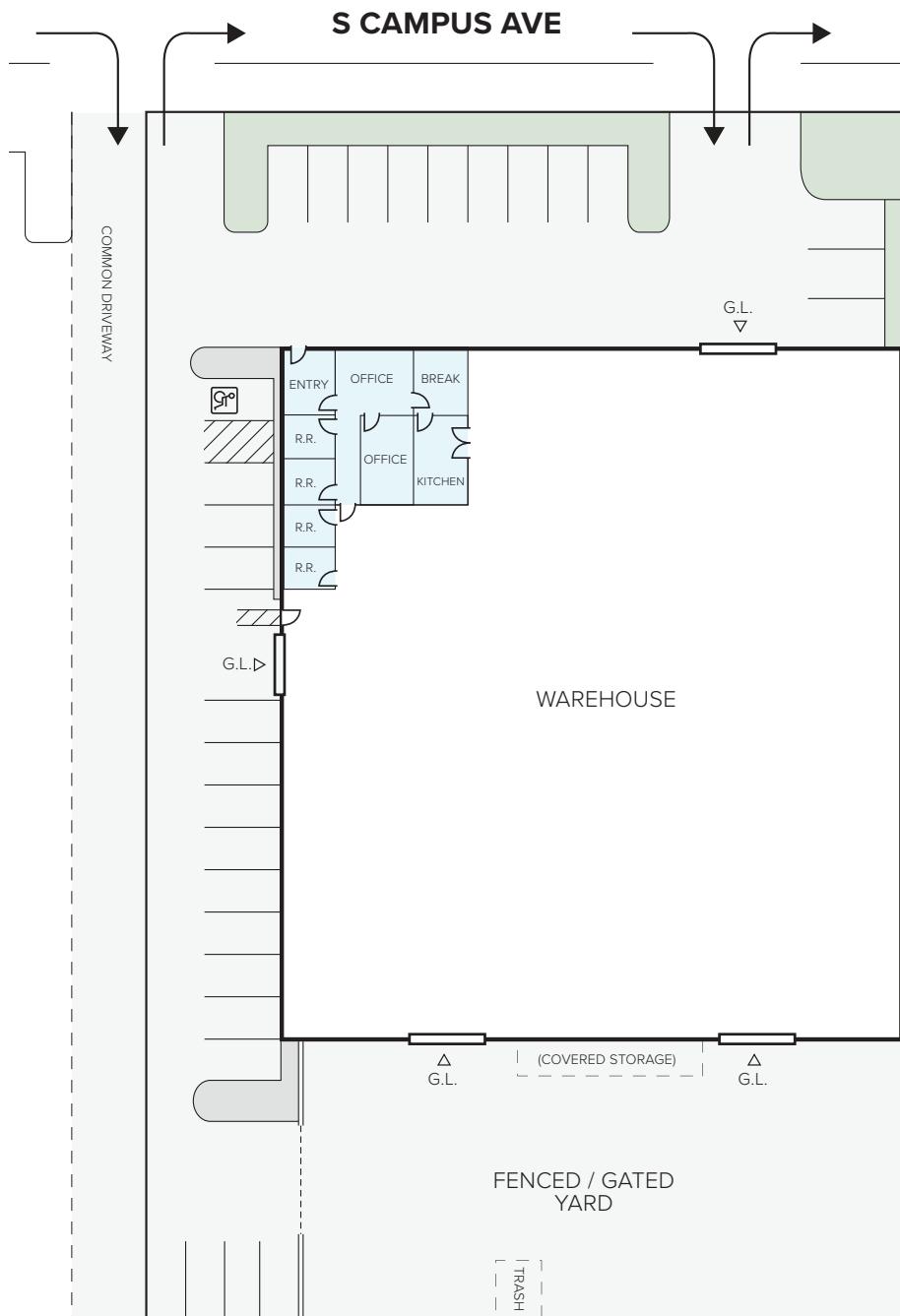
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SITE PLAN



BUILDING DETAILS	
OFFICE SF	±1,360 SF
WAREHOUSE SF	±21,040 SF
TOTAL SF	±22,400 SF
LAND SF	±48,269 SF

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

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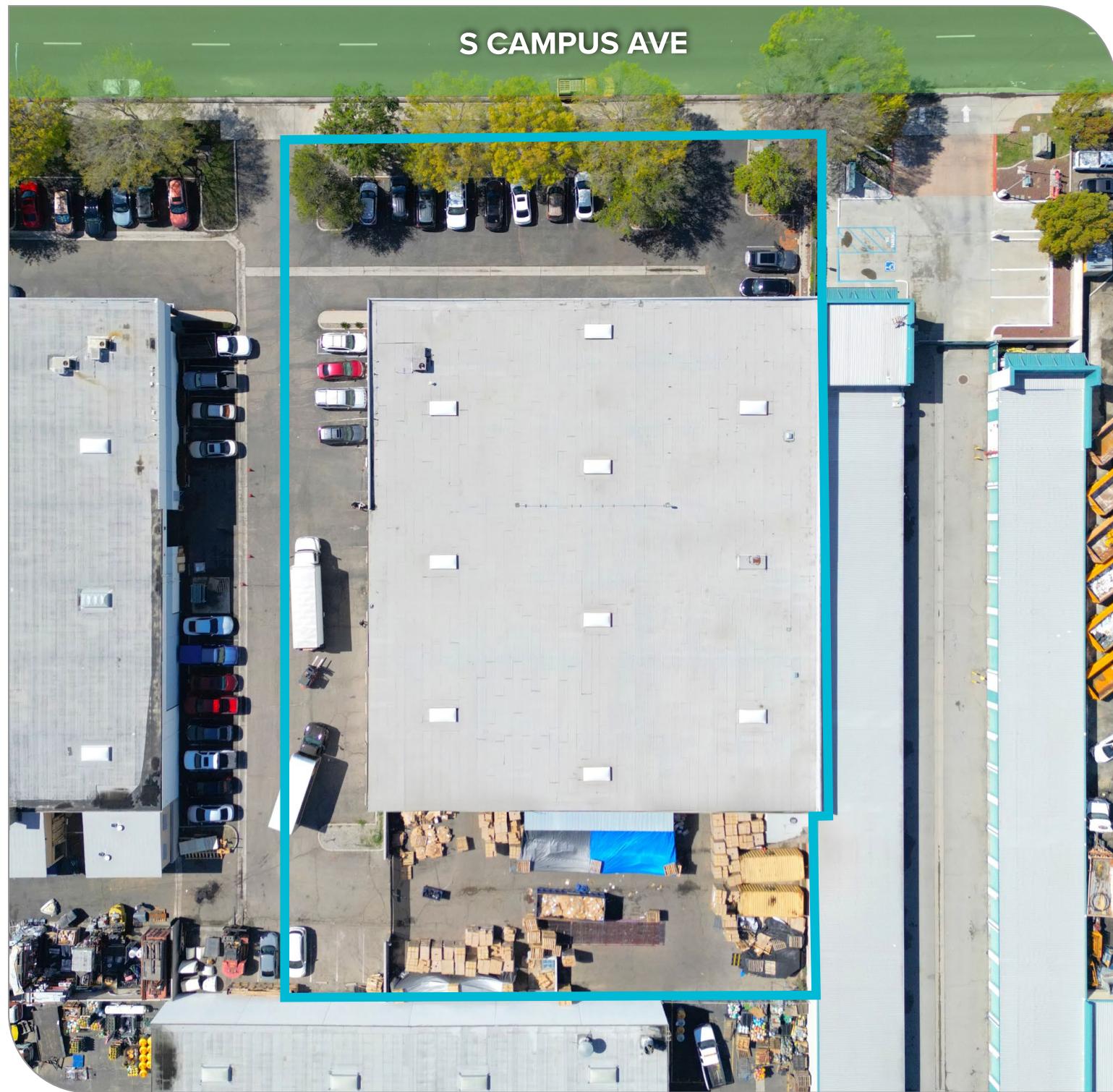
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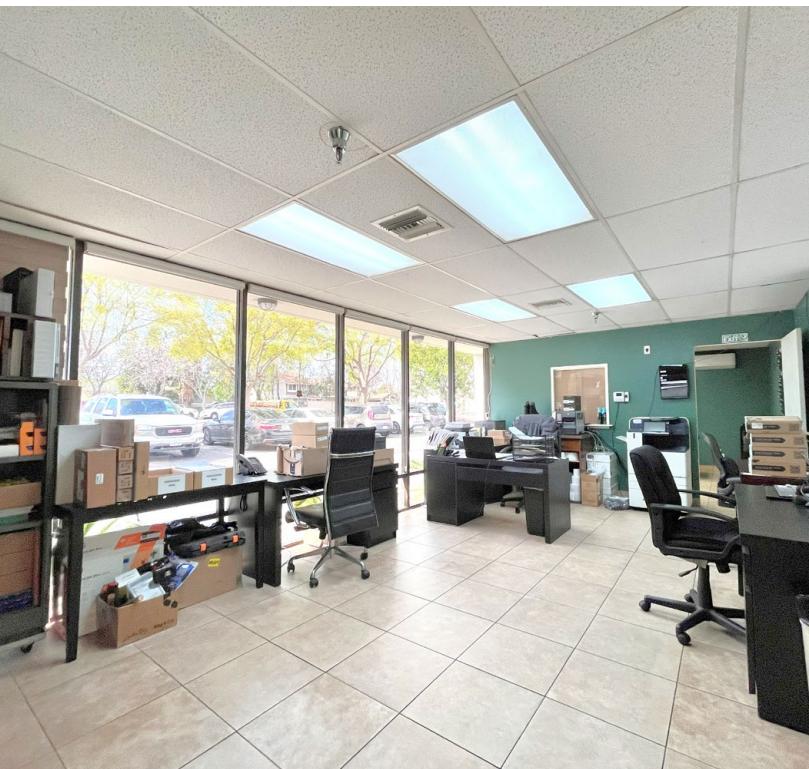
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