

FOR SALE

RARE PROFESSIONAL OFFICE DEVELOPMENT OPPORTUNITY



COMMERCIAL REAL ESTATE SERVICES
PASADENA

1245 S Grove Ave
Ontario, CA 91761



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RARE PROFESSIONAL OFFICE/DEVELOPMENT OPPORTUNITY

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S GROVE AVE
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OFFERING INFORMATION

- + Asking Price: \$5,600,000
- + Total Building SF: ±2850 + ±2,500 SF warehouse
- + Lot Size: ±101,930 SF
- + Year Built: 1975
- + Parking Ratio: 6:1000
- + Zoning: Grove Specific Plan
- + APN: 0113-351-01-0000

PROPERTY HIGHLIGHTS

- + ±2,400 square foot professional office building on site
- + Additional 2,500 square foot warehouse on site
- + 2.34 acre lot with secured yard area
- + Warehouse Develop Floor to Area Ratio (FAR) of .35



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PROPERTY PHOTOS



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INTERIOR PHOTOS



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LOCATION HIGHLIGHTS

- + Located Next to Ontario international Airport
- + Great Access to to 60 and 10 freeway
- + Frontage and Access on Grove Avenue

