



INDUSTRIAL PROPERTY FOR LEASE

1481 S BALBOA AVE

ONTARIO, CA 91761

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$1.49 SF/month (MG)

Building Size: 9,726 SF

Lot Size: 27,442 SF

Zoning: M2

Market: Inland Empire

PROPERTY OVERVIEW

Approx. 9,726 sq. ft. freestanding industrial building on a 27,442 Sq. ft. Lot located in the Vineyard Airport Center Complex. Built in 1989, this building features approx 2,500 sq. ft. of office/showroom space, including, reception area, three private offices, three restrooms, a break area, and two large open office spaces currently used as a vocational training center. Call for a private showing. Please Do Not Disturb the Occupants.

LOCATION OVERVIEW

Located on the North East Corner of Elm Court & Balboa Ave in the City of Ontario. Immediately adjacent to the Ontario International Airport. Quick access to 60 Freeway one mile to the South & 10 Freeway one mile to the North.

PROPERTY HIGHLIGHTS

- 3 Ground Level Doors (10' W x 14' H)
- 400 Amp, 277/480 Volt Electrical
- 19 Free Surface Parking Spaces
- Fire Sprinkler System

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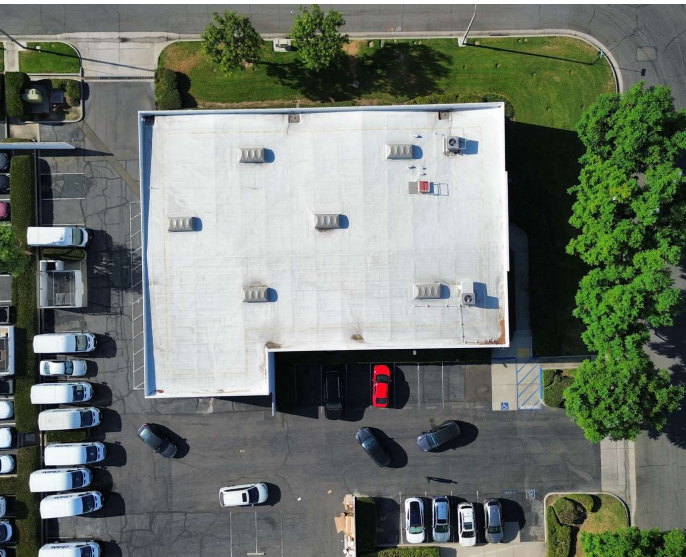
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ADDITIONAL PHOTOS



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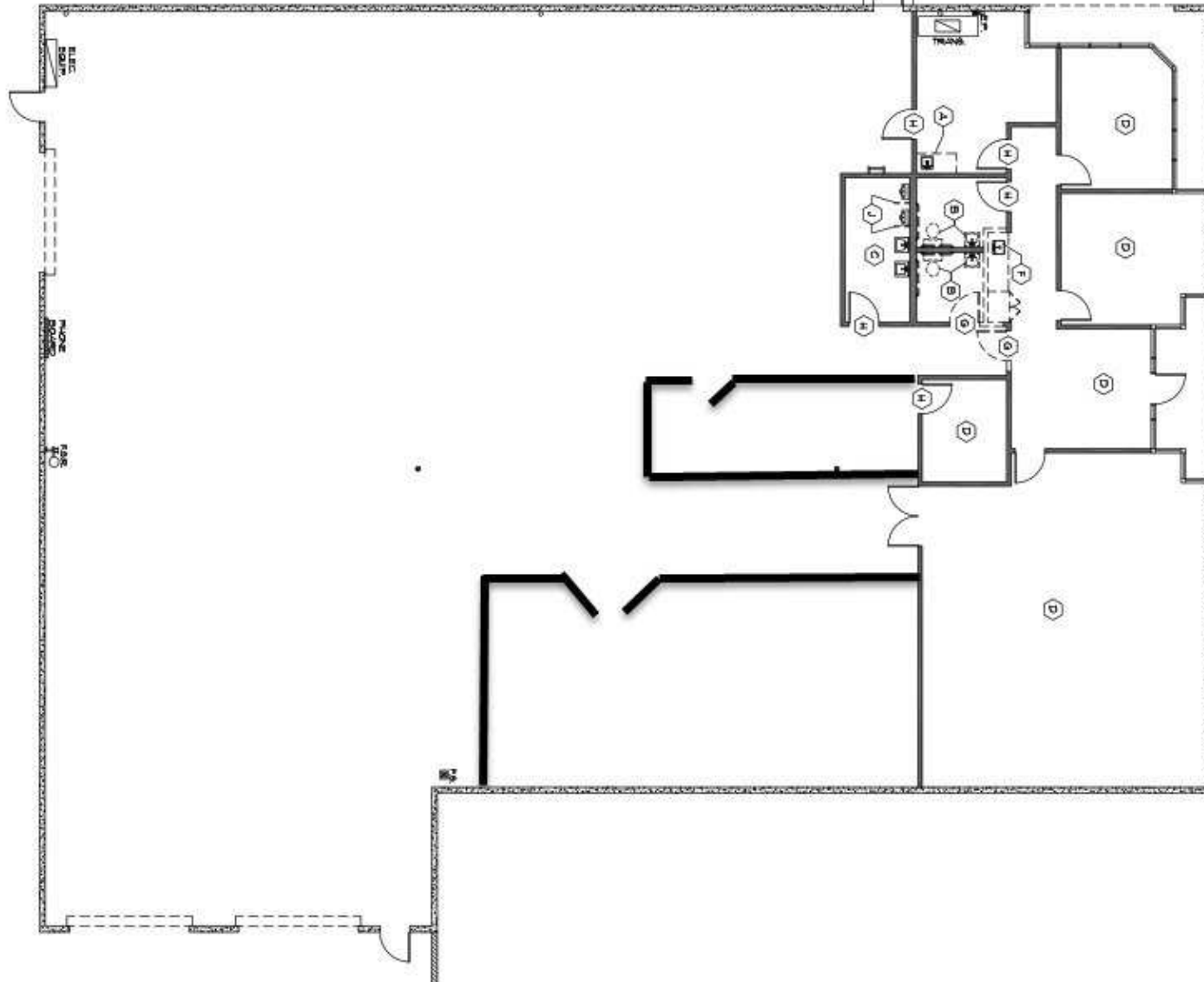
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



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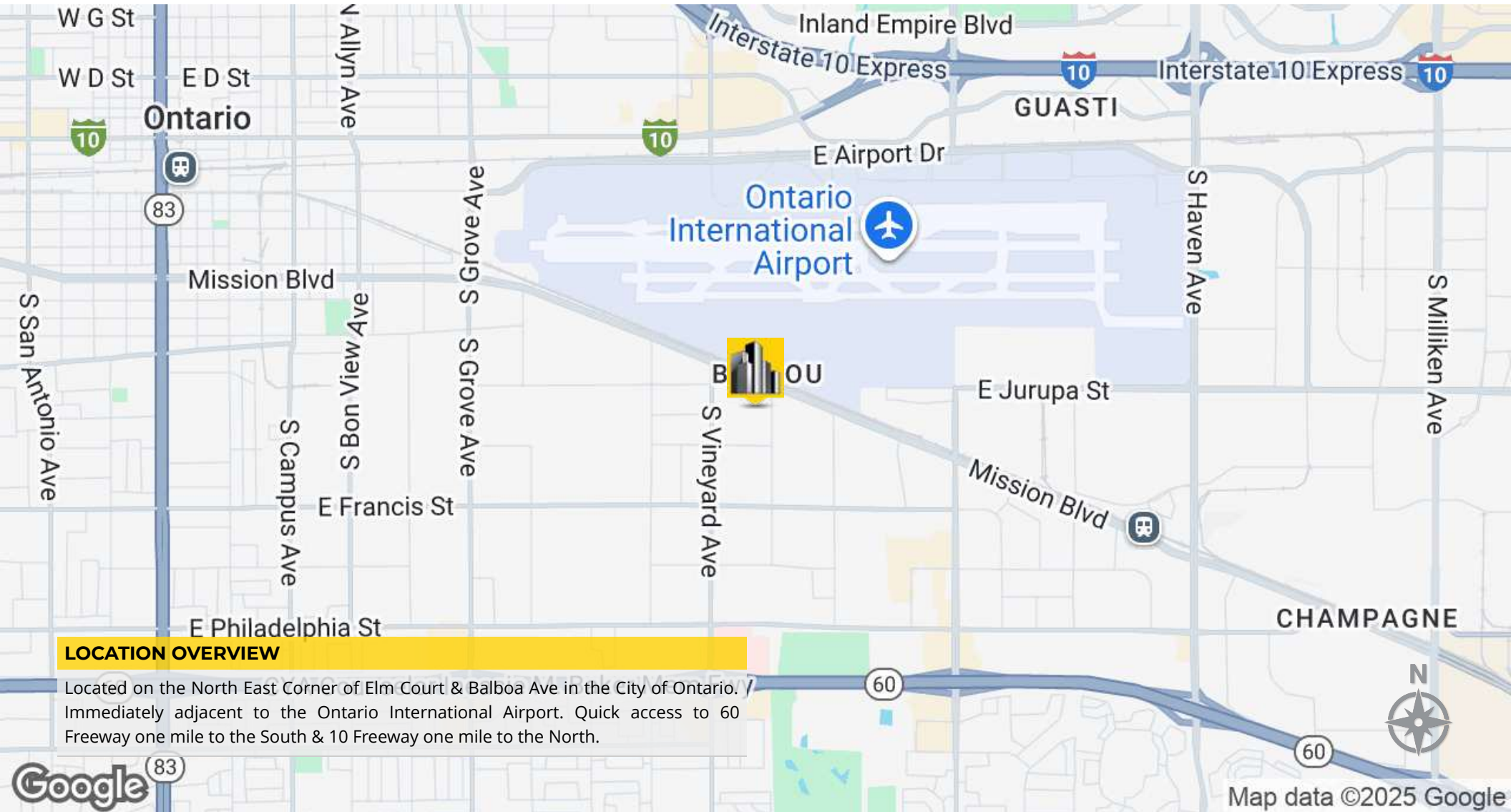
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LOCATION MAPS



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