



STATE OF THE ART FEATURES

- Part of 8-Building Master-planned Industrial Park
- ±5,522 SF Finished Ground Floor Office Suites with ±5,196 SF of Finished Mezzanine
- 18 Dock High Loading Doors with 40,000-lb Mechanical Load Levelers at Every Other Door
- 2 Grade Level Loading Doors
- 32' Clear Height
- 180' Fenced and Secured Concrete Truck Yard
- Up to 23 Trailer Parking Spaces
- ESFR Fire Sprinkler System (K17 heads)
- LED Warehouse Lighting (30 foot-candle power)
- 1,200-Amp, 277/480V, 3P, 4W House Panel with 2000-Amp UGPS
- 6" Thick, 4,000 psi Reinforced Floor Slab
- 4-ply Built-Up Roof with 15-yr NDL Warranty
- 3% Skylights
- White Scrim Insulation
- 215 Auto Parking Spaces
- Zoned M1 (Limited Manufacturing)
- Close Proximity to Ontario International Airport
- Great Access to I-10, Hwy 60, Hwy 71, and I-15 Freeways

OAKMONT MISSION RAMONA BUSINESS PARK

BUILDING 7

4369 State Street

±187,179 SF on 8.45 Acres

FOR SALE OR LEASE

For More Information, please contact:

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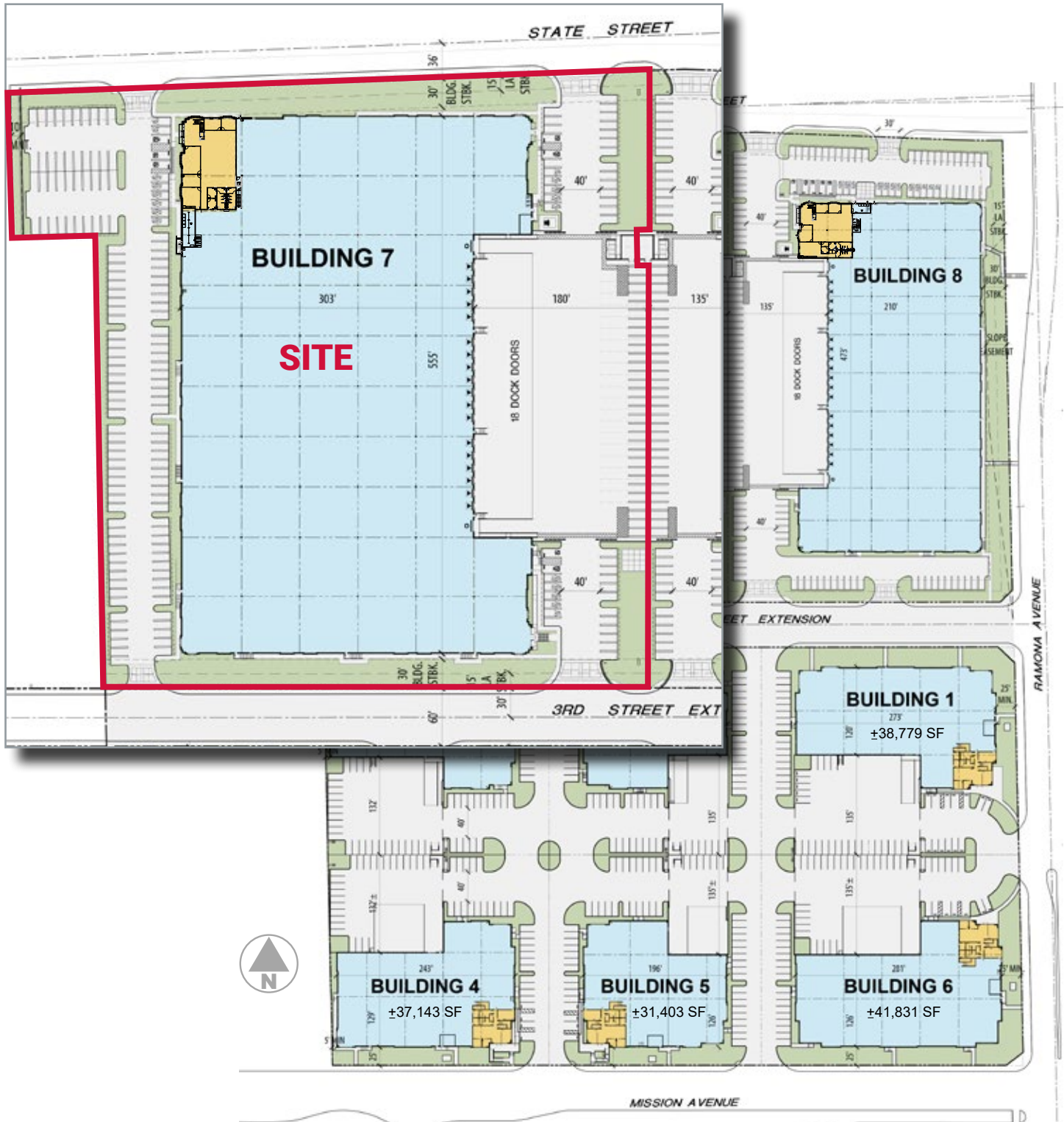
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NEWMARK

OAKMONT
INDUSTRIAL GROUP

OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



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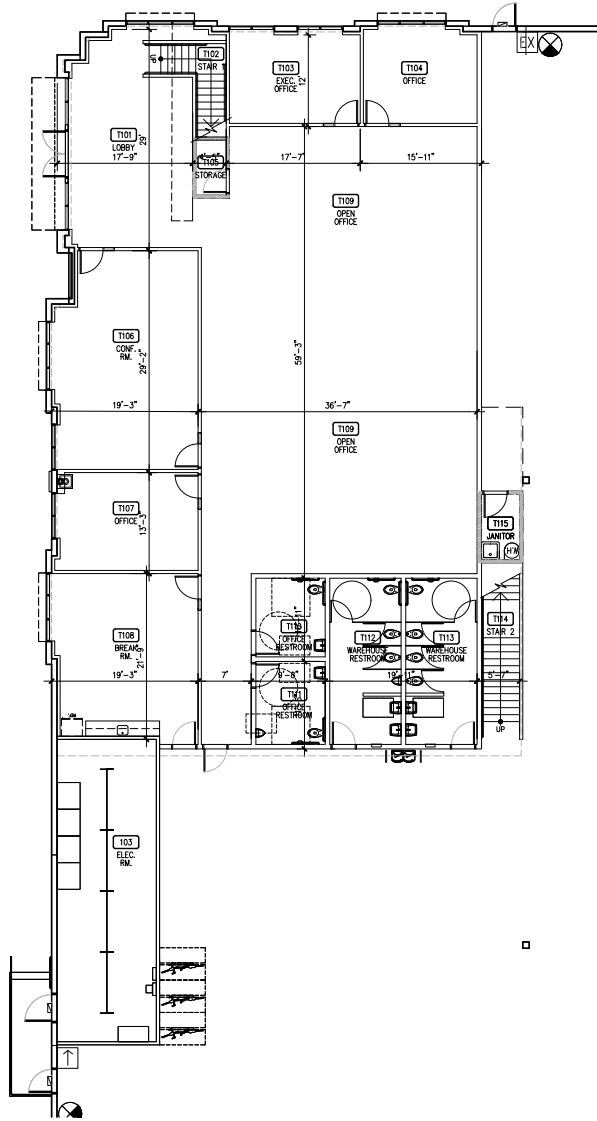
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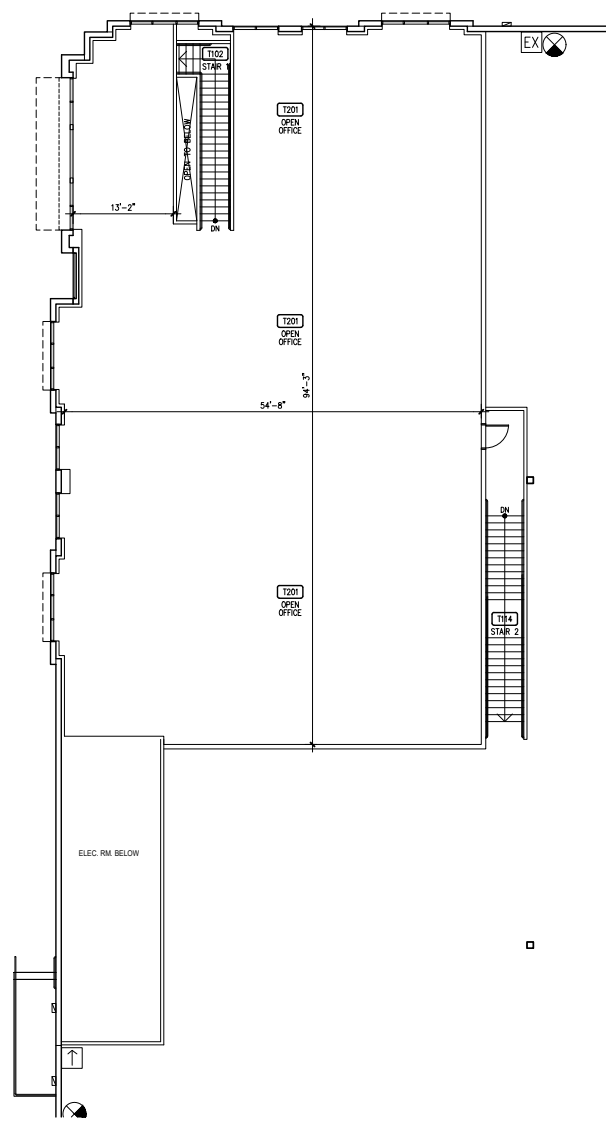
OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA

BUILDING 7 Office Plans



Ground Floor
±5,522 SF



Mezzanine
±5,196 SF

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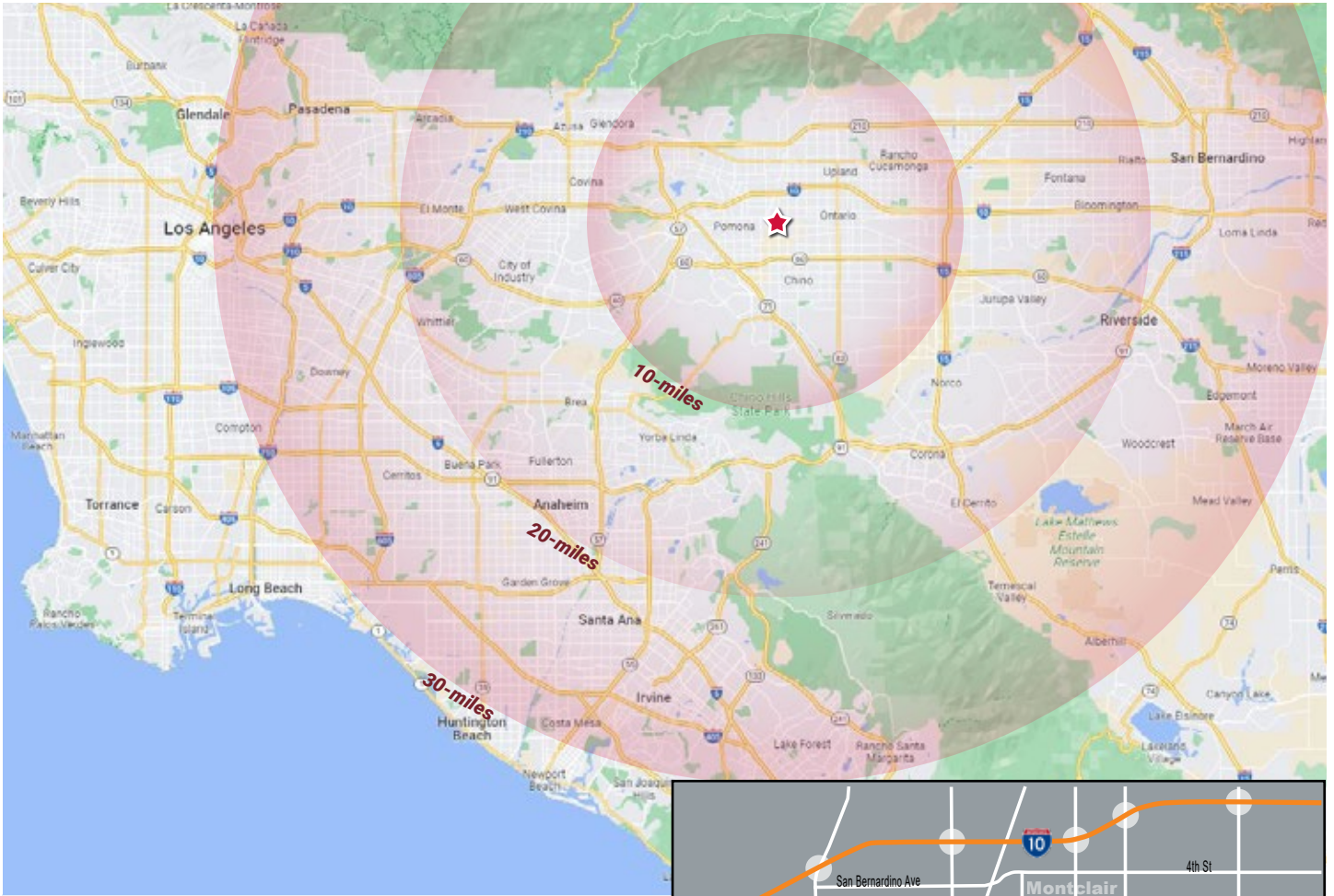
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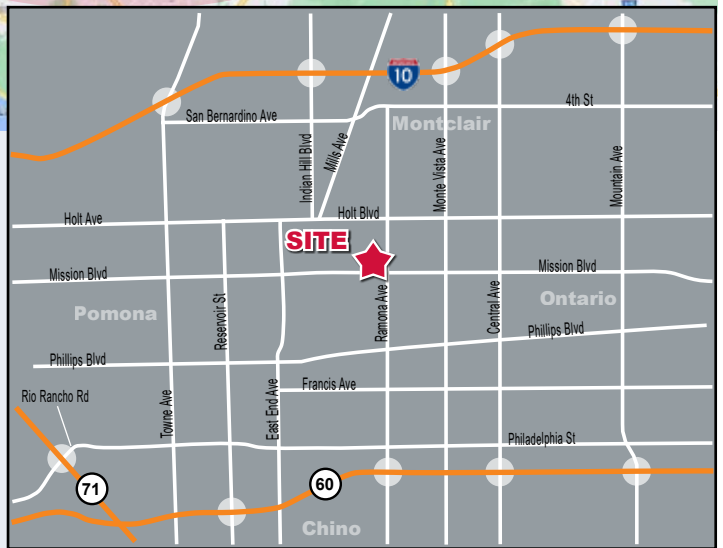
OAKMONT MISSION RAMONA BUSINESS PARK

Northwest Corner of Mission Blvd & Ramona Ave | Montclair, CA



Approximate Drive Distances:

I-10 (via Central Ave)	3.2 miles
Ontario International Airport	6.9 miles
CA-60 (via Ramona Ave)	1.9 miles
CA-71 (via Mission Blvd)	4.4 miles
Downtown Los Angeles	33 miles
John Wayne Airport	35 miles
Port of LA/Long Beach	50 miles
LAX	49 miles



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