

FULLY RACKED 2,206 PALLET POSITIONS

Ontario Airport BUSINESS PARK

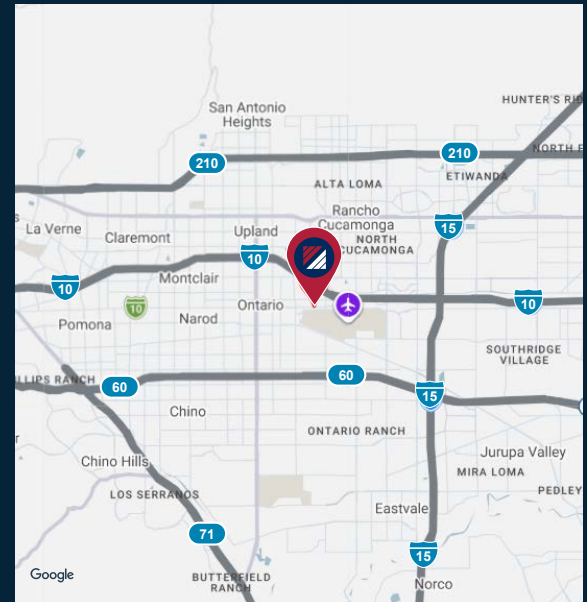
1650 E. HOLT BOULEVARD
BUILDING 2 | ONTARIO | CA

MAJOR RATE
REDUCTION

±39,346 SF INDUSTRIAL FOR SUBLEASE

PROPERTY HIGHLIGHTS

- ±39,346 SF Freestanding Industrial Building
- Racking in Place ±2,206 Pallet Positions
- ±3,920 SF of Two-Story Office (±2,149 SF 1st Floor; ±1,771 SF 2nd Floor)
- 32' Minimum Clear Height (6" from inside the 1st column)
- 31 Auto Parking Stalls / 1 Trailer Stall (off-dock)
- 100% Concrete Site Paving
- ESFR Sprinkler System with K17 Heads at 52 PSI
- 4 Dock High Doors (9' x 10')
- 1 Grade Level Door (12' x 14')
- 1 Dock Leveler (35,000 lbs.)
- 6" Concrete Slabs, 4,000 PSI + 1 Coat Floor Sealer
- Painted Columns / Warehouse Interior
- 800 amps (277/480 volt, 3-phase power), 2,000 amp UGPS
- 3% Skylights
- 50' x 52' Column Spacing
- Flat Floor Fully Reinforced
- 138' Secured/Gated Truck Court
- Highly Desired Ontario International Airport Area
- Less than 1 mile to I-10 Freeway
- Approximately 4 miles to I-15 Freeway and Highway 60
- Sublease through 12/31/2028



EXCLUSIVE LISTING AGENTS

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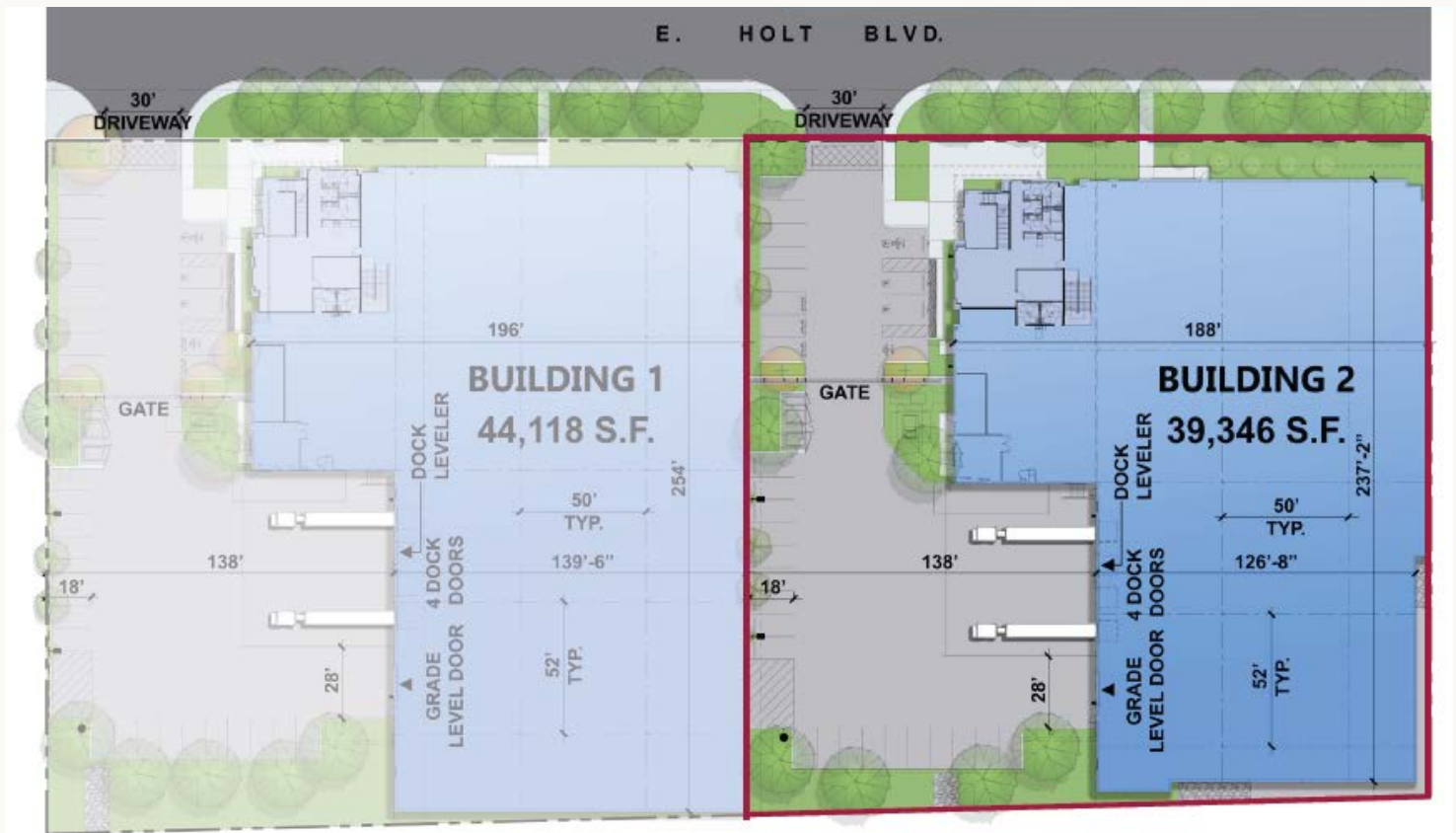

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Ontario Airport BUSINESS PARK

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SITE PLAN



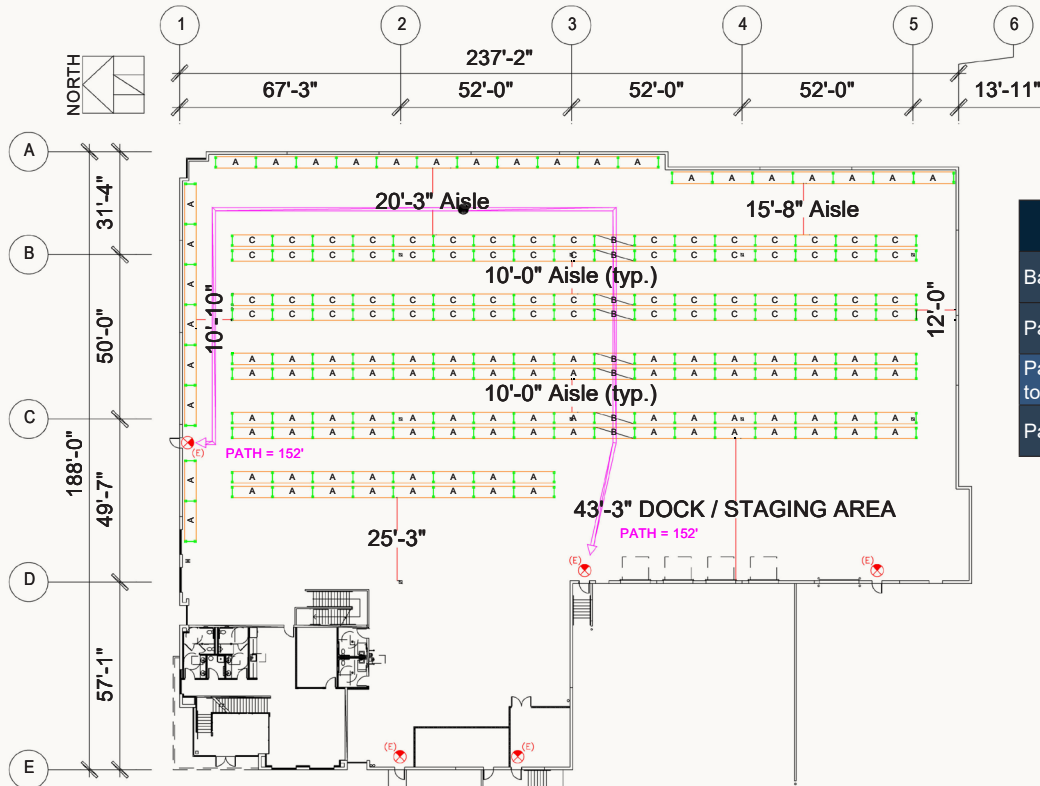
NOT TO SCALE*

Ontario Airport BUSINESS PARK

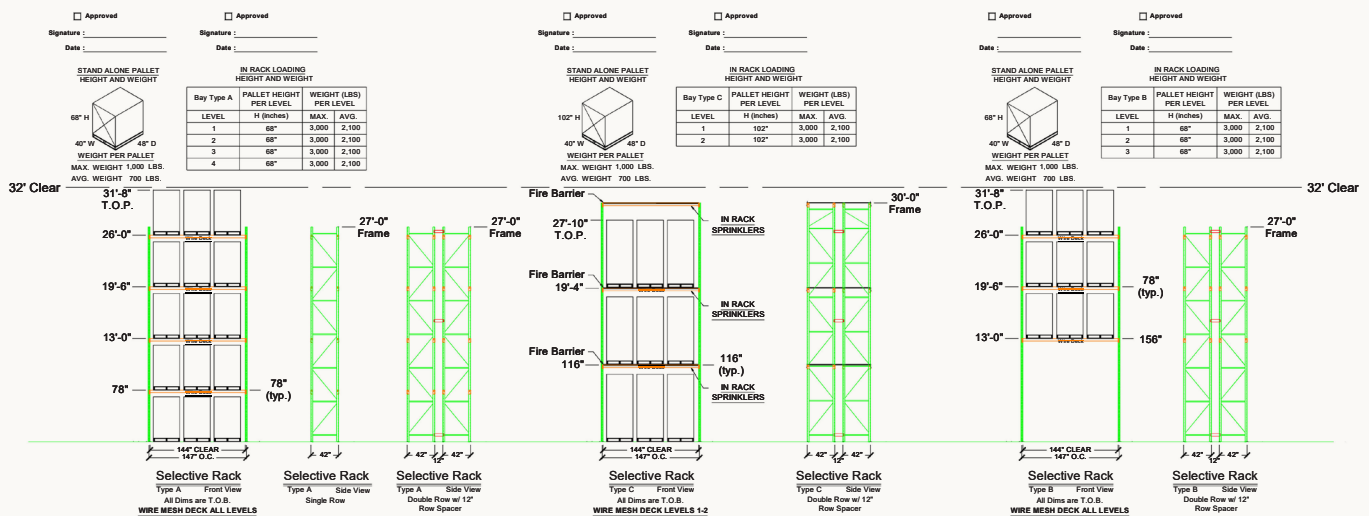
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RACKING PLAN



	Total	A	B	C
Bays	178	106	8	64
Pallet/Bay		15	9	9
Pallets Lost to Columns	32	20	0	12
Pallets	2,206	1,570	72	564

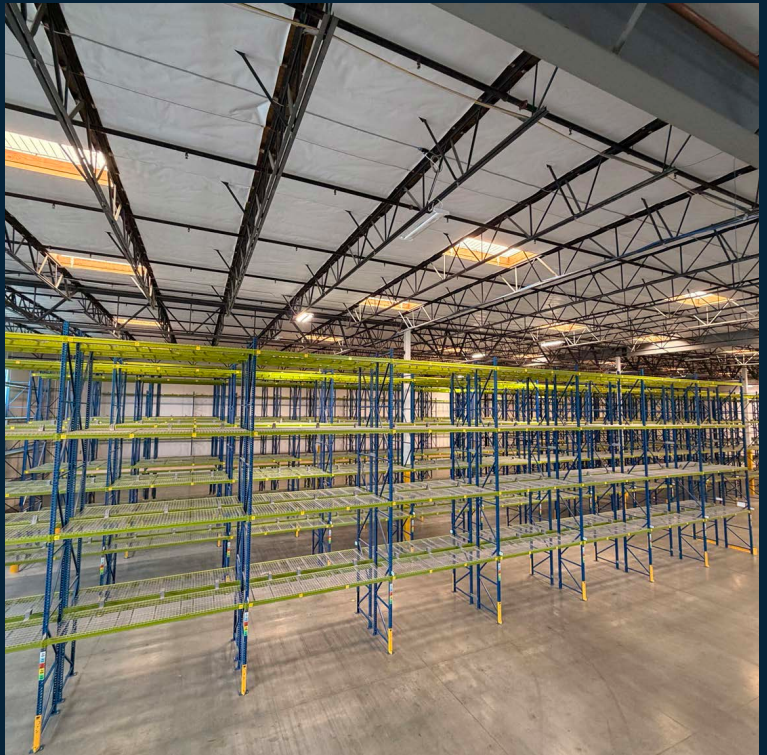
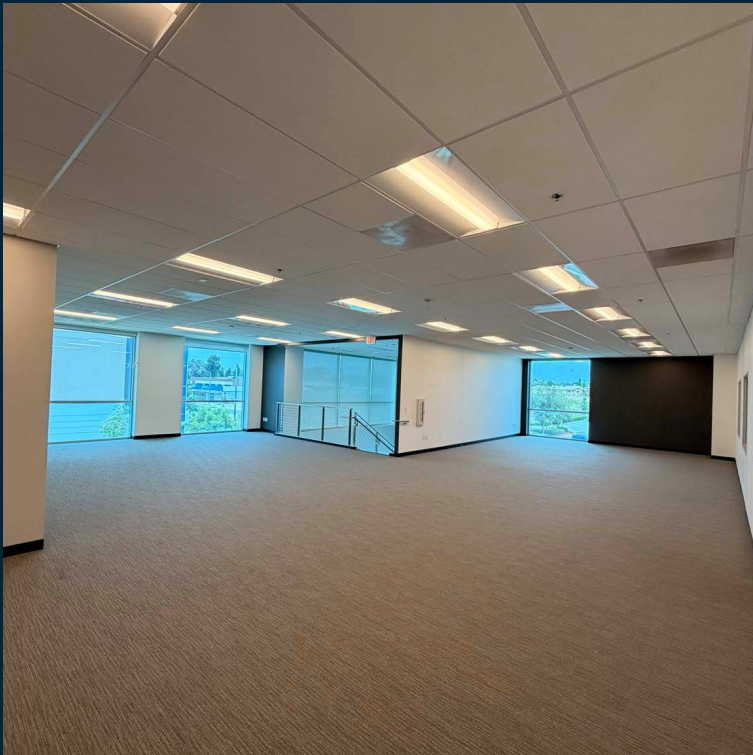


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GALLERY

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AMENITIES

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LOCATION HIGHLIGHTS

- Prime position along the highly traveled Holt Boulevard Corridor with strong daily traffic counts.
- Immediate proximity to Ontario International Airport, offering excellent logistics and travel convenience.
- Quick access to major transportation routes including the I-10 and I-15 freeways.
- Surrounded by a strong mix of commercial, industrial, automotive, and service-related businesses.
- Situated within the Inland Empire—one of the nation's most active industrial and logistics markets.
- Benefits from ongoing revitalization and infrastructure improvements along the Holt Corridor.
- Close to Ontario Convention Center and Downtown Ontario, adding to strong daytime population and business activity.
- Strong surrounding demographics with a large workforce and consumer base within the immediate area.

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