



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

# 1620

**S. MARIGOLD PLACE  
ONTARIO, CALIFORNIA**

# FOR SALE

**12,746 SF GATED INDUSTRIAL WAREHOUSE + OFFICE - 100% HVAC**



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S. MARIGOLD PLACE  
ONTARIO, CA 91761

# FOR SALE

**PRICE**      **PPSF**  
\$4,450,000      \$349/SF

**BUILDING SIZE**      **LOT SIZE**  
12,746 SF      26,864 SF

**PARKING**  
16 parking stalls

- 1,690 SF Two Story Office
- 18' Minimum Height Ceiling
- 2 Ground Level Loading Doors
- Fully Sealed Driveway
- New Outdoor Lighting

## LISTING TEAM



**JAKE ZACUTO**  
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DRE #01377441

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1620 S. MARIGOLD PLACE, ONTARIO, CA 91761



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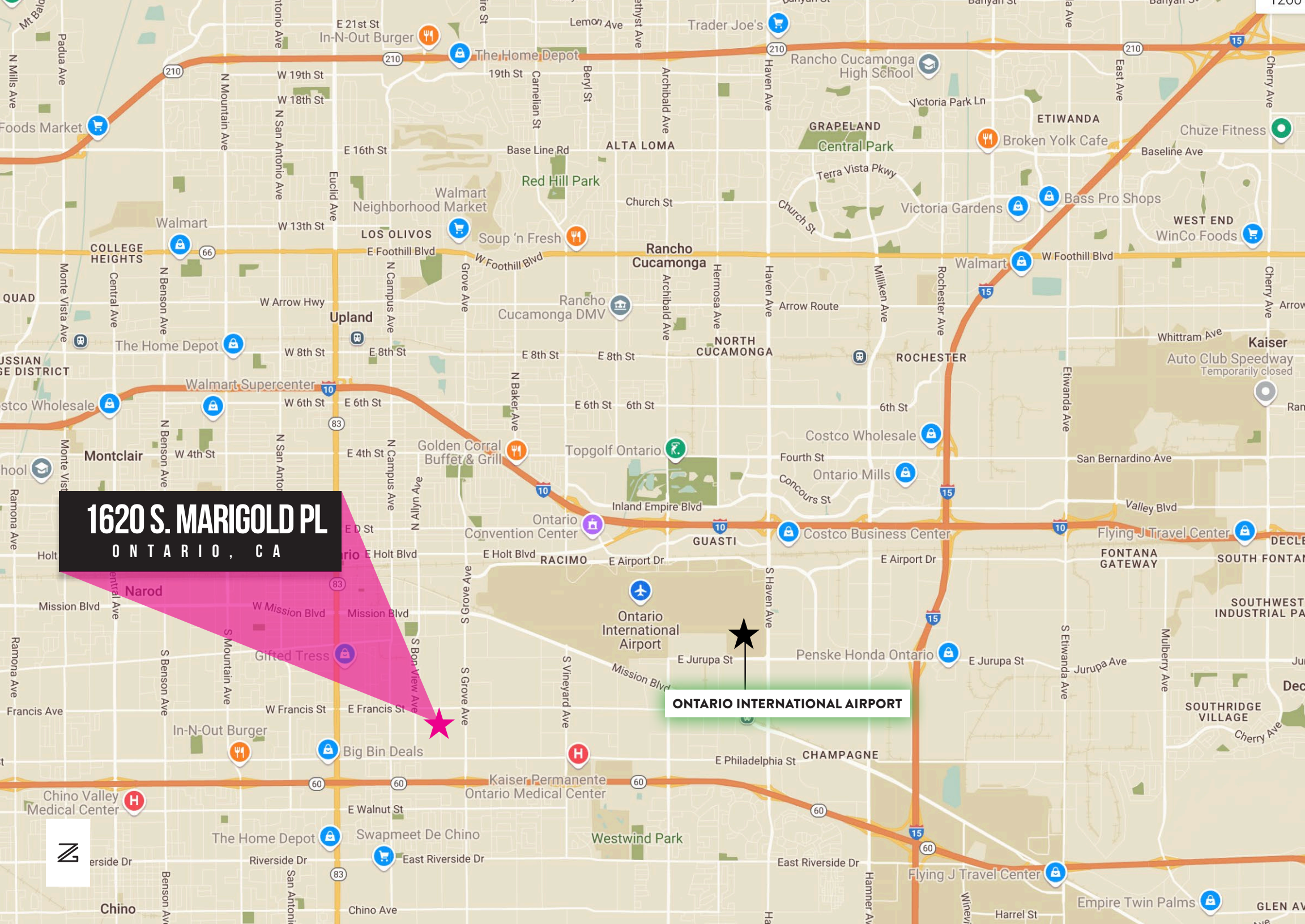
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**SUBJECT PROPERTY**



**1620 S. MARIGOLD PL**  
ONTARIO, CA

**ONTARIO INTERNATIONAL AIRPORT**



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E. FRANCIS ST

S. CUCAMONGA AVE

SUBJECT PROPERTY



# DETAILS

- **POWER:** 1000 Amps (277/480v) - 3 Phase (*Buyer To Verify*)
- Roof Recently Resealed
- Complete indoor/outdoor Paint Job
- Scrim Foil In Warehouse
- AC units recently serviced: with new filters + condensation PVC lines Painted with UV coating, Rerouted And Replaced
- New Compressor Lines
- New Security Fence
- Upgraded Water Tower
- 5 Ton Bridge Crane Included

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DIGITALLY RENDERED







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