

FULLY RACKED 2,206 PALLET POSITIONS

Ontario Airport BUSINESS PARK

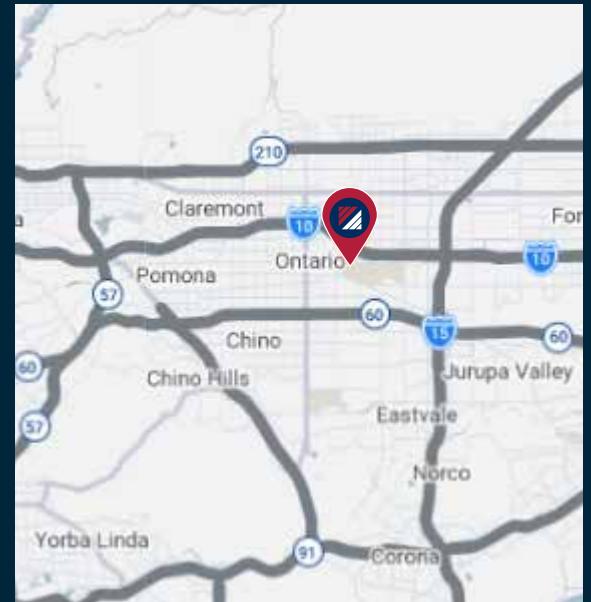
1650 E. HOLT BOULEVARD
BUILDING 2 | ONTARIO | CA



±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

GUS ANDROS 
EXECUTIVE VICE PRESIDENT
P: 909.912.0003 | M: 949.533.3829
gandros@daumcommercial.com
CADRE #01010235

COLE FIKSE
ASSOCIATE
P: 909.912.0020 | M: 951.808.2491
E: rj@daumcommercial.com
CA DRE # 02226649

RICHARD C. JOHN 
EXECUTIVE VICE PRESIDENT
P: 909.912.0001 | M: 949.378.4661
E: rj@daumcommercial.com
CA DRE # 00800783

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

www.daumcommercial.com

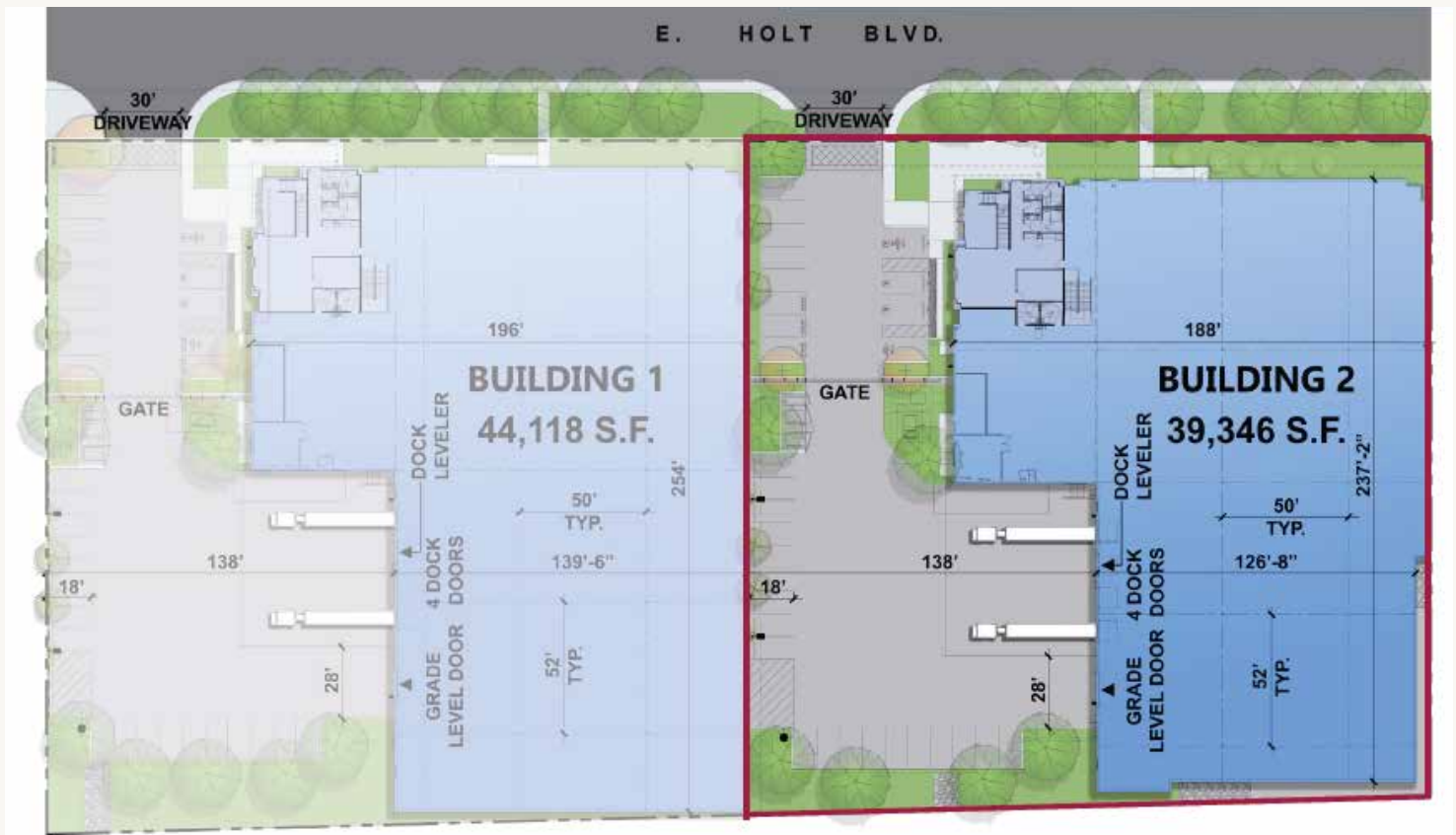
DAUM
COMMERCIAL REAL ESTATE SERVICES

Ontario Airport BUSINESS PARK

±39,346 SF INDUSTRIAL
FOR SUBLEASE

1650 E. HOLT BOULEVARD | BUILDING 2 | ONTARIO | CA

SITE PLAN



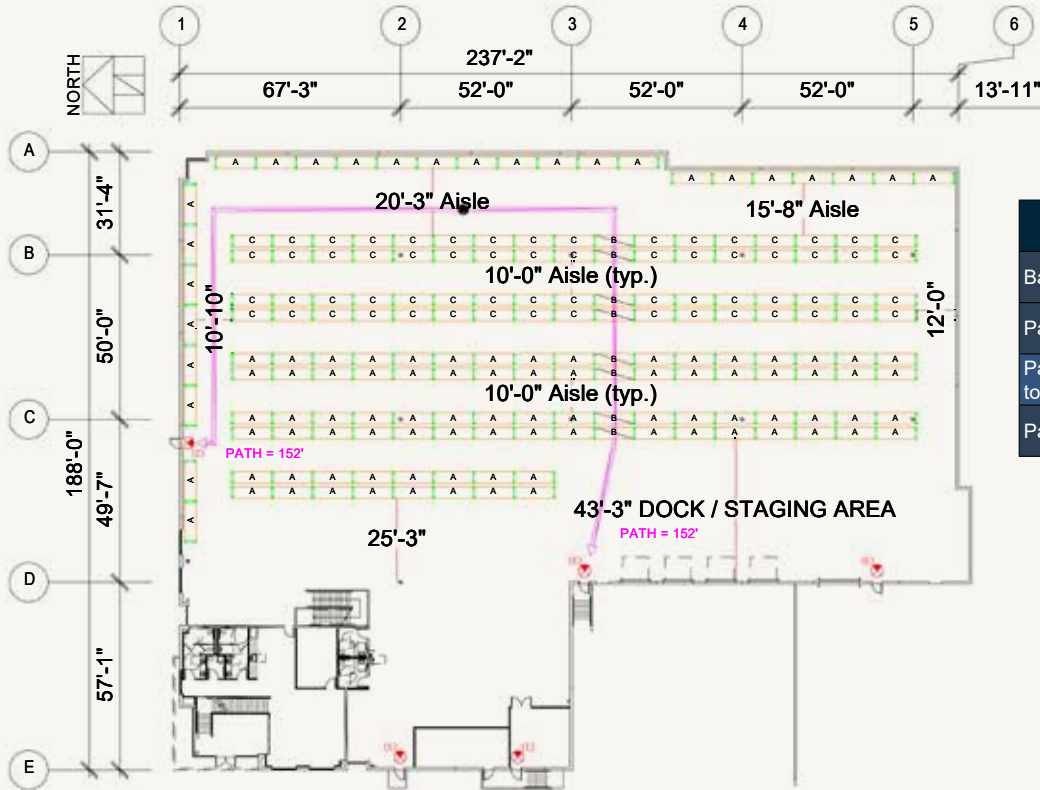
NOT TO SCALE*

Ontario Airport BUSINESS PARK

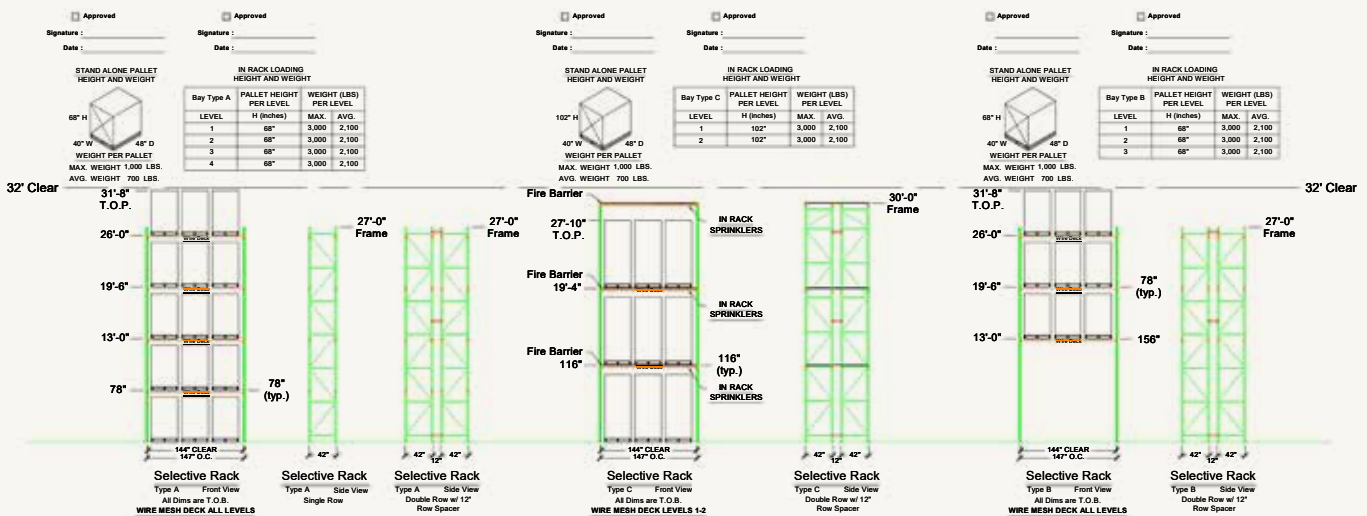
±39,346 SF INDUSTRIAL
FOR SUBLEASE

1650 E. HOLT BOULEVARD | BUILDING 2 | ONTARIO | CA

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



Ontario Airport BUSINESS PARK

±39,346 SF INDUSTRIAL
FOR SUBLEASE

AMENITIES

1650 E. HOLT BOULEVARD | BUILDING 2 | ONTARIO | CA



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.

D/AQ Corp. #01129558. Maps courtesy of ©Google and ©Microsoft. All information provided regarding the sale, rental, or financing of this property is from sources deemed reliable; however, it has not been independently verified. No warranty or representation, express or implied, is made as to the accuracy of the information. All offerings are subject to errors, omissions, changes in price or rental terms, prior sale, lease, financing, or withdrawal without notice.

www.daumcommercial.com

DAUM
COMMERCIAL REAL ESTATE SERVICES