



FOR LEASE/SALE

5045 State Street Montclair, CA 91762

5,120 sf on 2.36 acres



CANADA PACIFIC
Realty Advisors

DRE #00882736

cprealtyadvisors.com

24730 Ave Tibbitts Suite 100 Valencia, CA 91355

PROPERTY SUMMARY

5045 State Street Montclair, CA 91762

Available SF	+/- 5,120 SF
Lot Size	+/- 2.36 acres (102,802 SF)
Ground Level Loading	6 GL Doors
Power	TBD
Zoning	"M1" - Limited Manufacturing
Available	CALL US
Lease Rate	\$0.39/SF
Lease Type	Gross
Sale Price	TBD - Call Broker

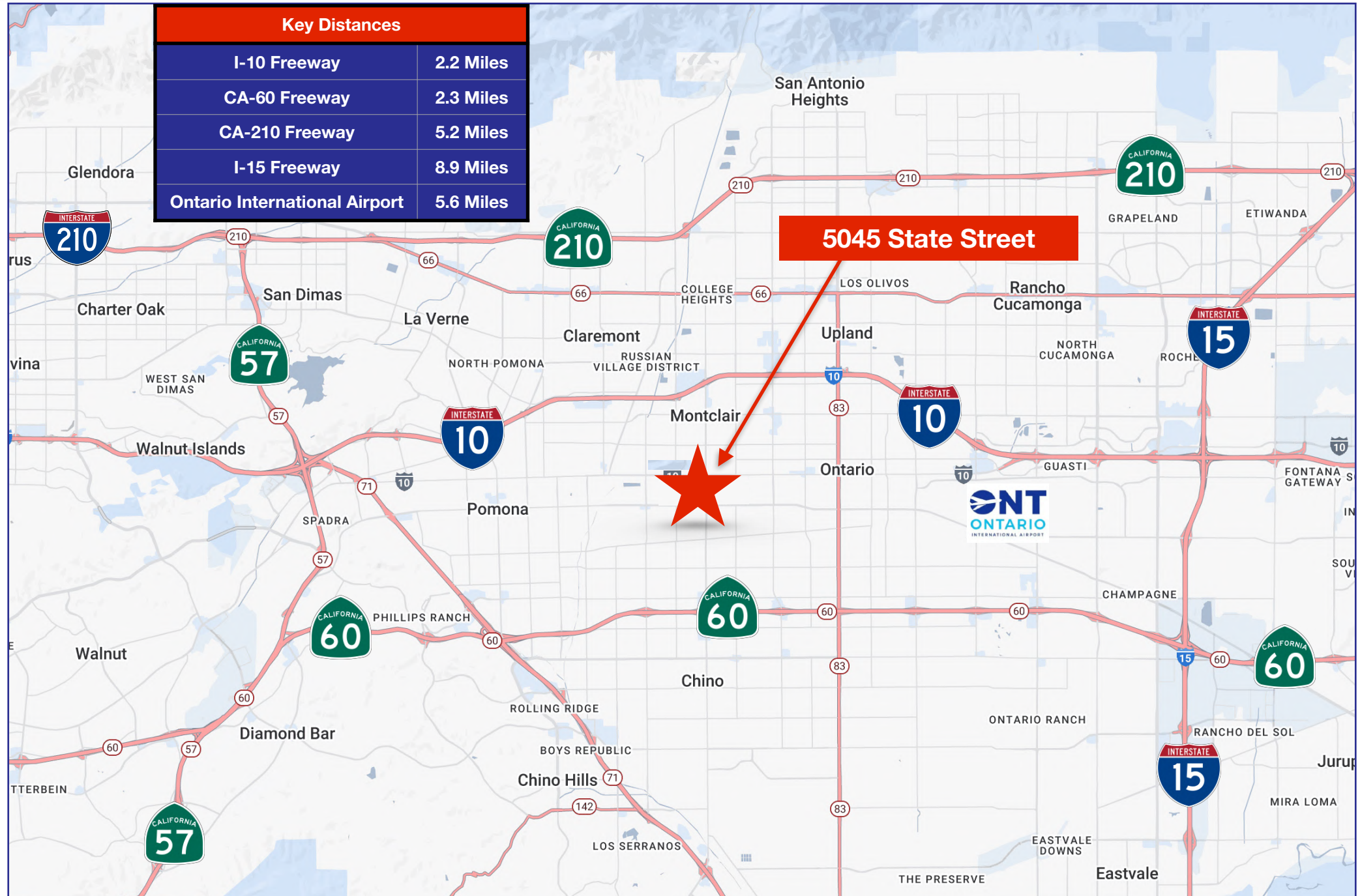
**CUP POSSIBLE FOR
OUTDOOR STORAGE USE****FIRST YEAR LEASE RATE:
\$0.29/SF GROSS****BROKER BONUS:
HAWAII 7 DAY TRIP FOR TWO**

- Secured Fenced Yard & Paved Lot
- NEW concrete & paint (January 2026)



Key Distances

I-10 Freeway	2.2 Miles
CA-60 Freeway	2.3 Miles
CA-210 Freeway	5.2 Miles
I-15 Freeway	8.9 Miles
Ontario International Airport	5.6 Miles



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Contact us for more information



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