

ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE & 2580 E PHILADELPHIA • ONTARIO, CA



ARCHIBALD FREEWAY CENTER

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PHILADELPHIA ST



Address	Suites	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
2260 S Archibald Ave	A	±6,784	±1,089	\$1.20 / \$0.51Opex	1 DH / 1 GL
2260 S Archibald Ave	D	±6,759	±826	\$1.20 / \$0.51 Opex	1 DH / 1 GL
2580 E Philadelphia Ave	E	±7,766	±1,081	\$1.20 / \$0.52 Opex	1 DH / 1 GL

ARCHIBALD FREEWAY CENTER



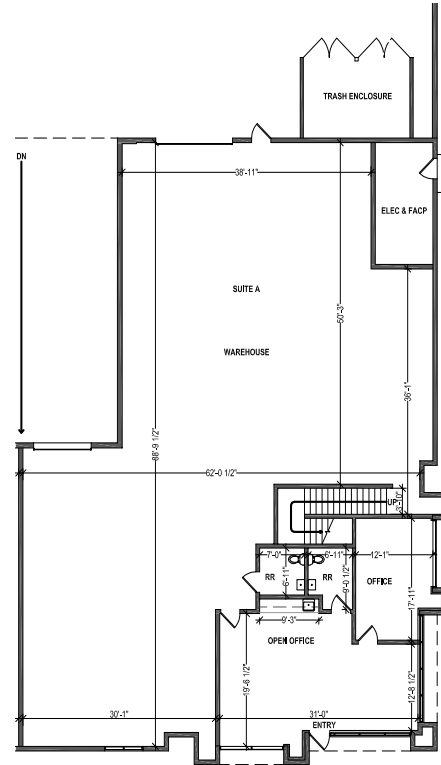
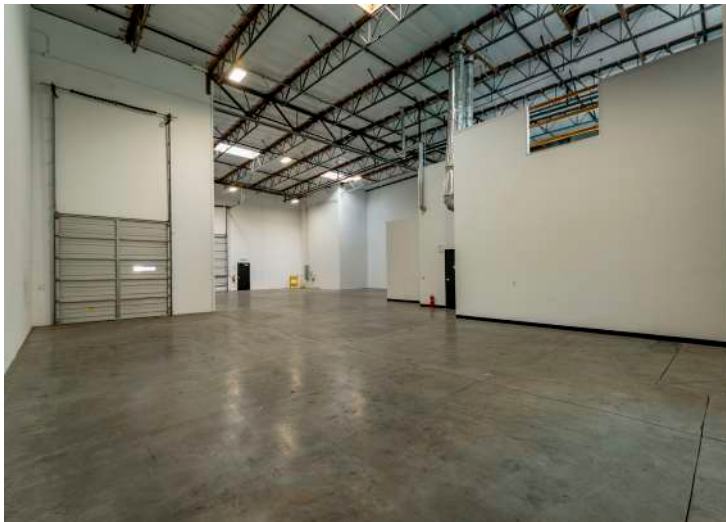
Situated along S. Archibald Ave, the Archibald Freeway Center offers excellent visibility and accessibility in a 69,467 square-foot business park. This professionally managed, high-image property provides leasing options ranging from 6,184 to 11,168 square feet, with each suite including a dock high door and ground level door. Office space and mezzanine space for light storage all included within the square footage of each suite.

The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Suites feature a clear height of 25 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.

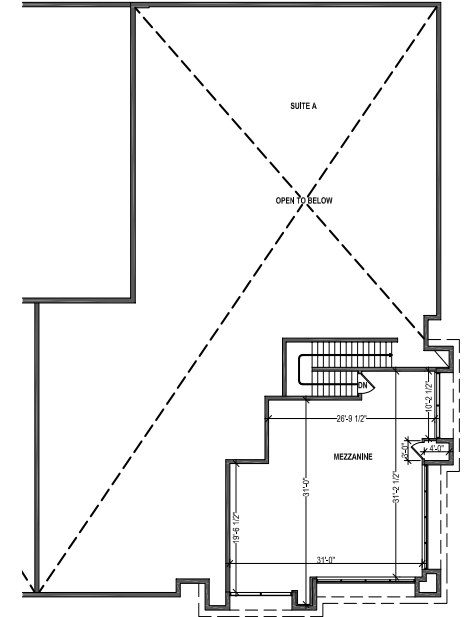


ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE, STE A • ONTARIO, CA



First Floor



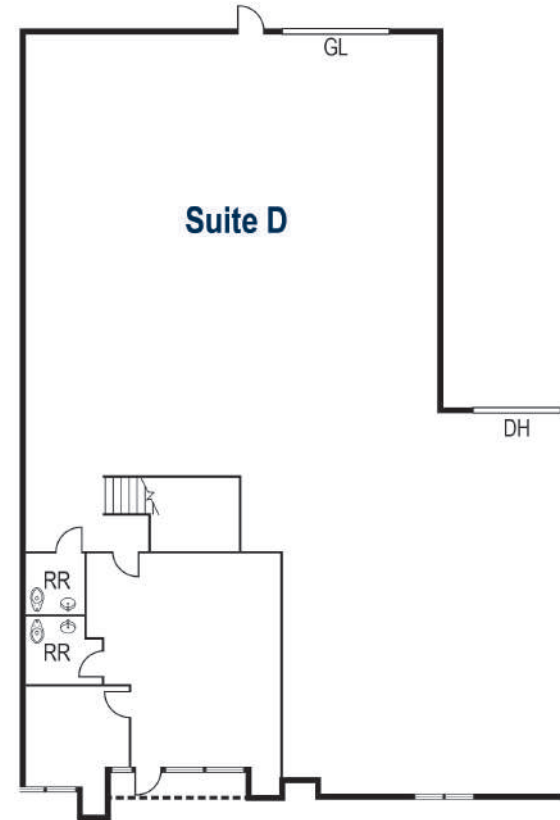
Mezzanine

PROPERTY HIGHLIGHTS

- ±6,784 SF Total Square Footage
- 25' Minimum Clear Height
- ±1,089 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE, STE D • ONTARIO, CA

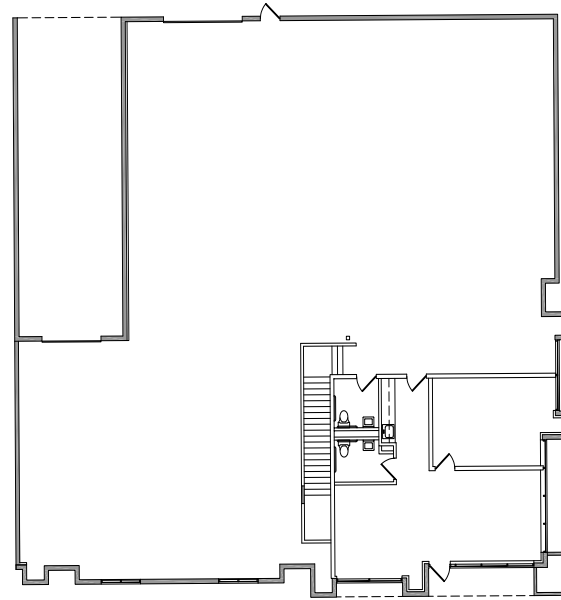
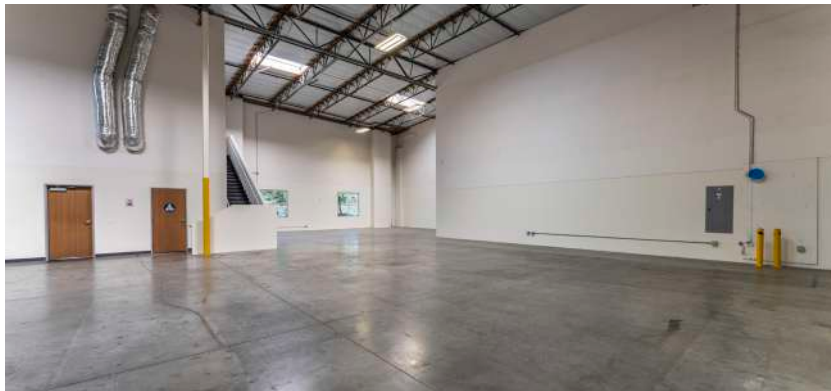


PROPERTY HIGHLIGHTS

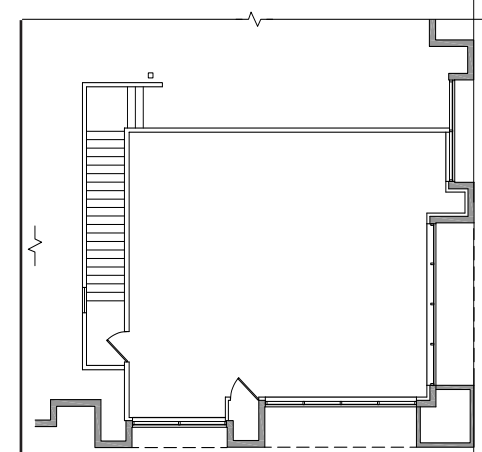
- ±6,634 SF Total Square Footage
- 25' Minimum Clear Height
- ±826 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ARCHIBALD FREEWAY CENTER

2580 E PHILADELPHIA ST, STE E • ONTARIO, CA



First Floor



Mezzanine

PROPERTY HIGHLIGHTS

- ±7,766 SF Total Square Footage
- 25' Minimum Clear Height
- ±1,081 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

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DYLAN SHERSHENOVICH
Associate
dshershenovich@voitco.com
714.935.2312
Lic. #02151453

CORY SMITH
Associate
csmith@voitco.com
909.545.8014
Lic. #02195878

RYAN MOORE, SIOR
Executive Vice President, Partner
rmoore@voitco.com
909.545.8011
Lic. #01821438

Voit
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714.978.7880 | 714.978.9431 Fax
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