

# MISSION CORPORATE CENTER

521 E MAITLAND ST & 598 MISSION BLVD, ONTARIO, CA



**AVAILABLE FOR LEASE**  
**TWO STATE-OF-THE-ART BUILDINGS**  
**±33,904 SF & ±43,919 SF**

**Voit**  
REAL ESTATE SERVICES









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**ALERE** 



## PROPERTY HIGHLIGHTS

	521 E Maitland St Building 1	598 Mission Blvd Building 2
 Building SF	±43,919	±33,904
 Office SF	±2,553 (SWC)	±2,900 (NEC)
 Clear Height	32'	32'
 Dock High Door(s)	6 (9' x 10')	4 (9' x 10')
 Ground Level Door(s)	1 (12' x 14')	1 (12' x 14')
 Mechanical Dock Levelers	At Every Door w/ 35,000 lbs Capacity	At Every Door w/ 35,000 lbs Capacity
 Power	2,000 Amp UGPS	2,000 Amp UGPS
 Air Change	1 Per Hour	1 Per Hour



7" Warehouse Slab



ESFR Sprinkler System (K25, 50psi)



LED Lighting | 3% Skylights



Fully Secured Concrete Truck Courts



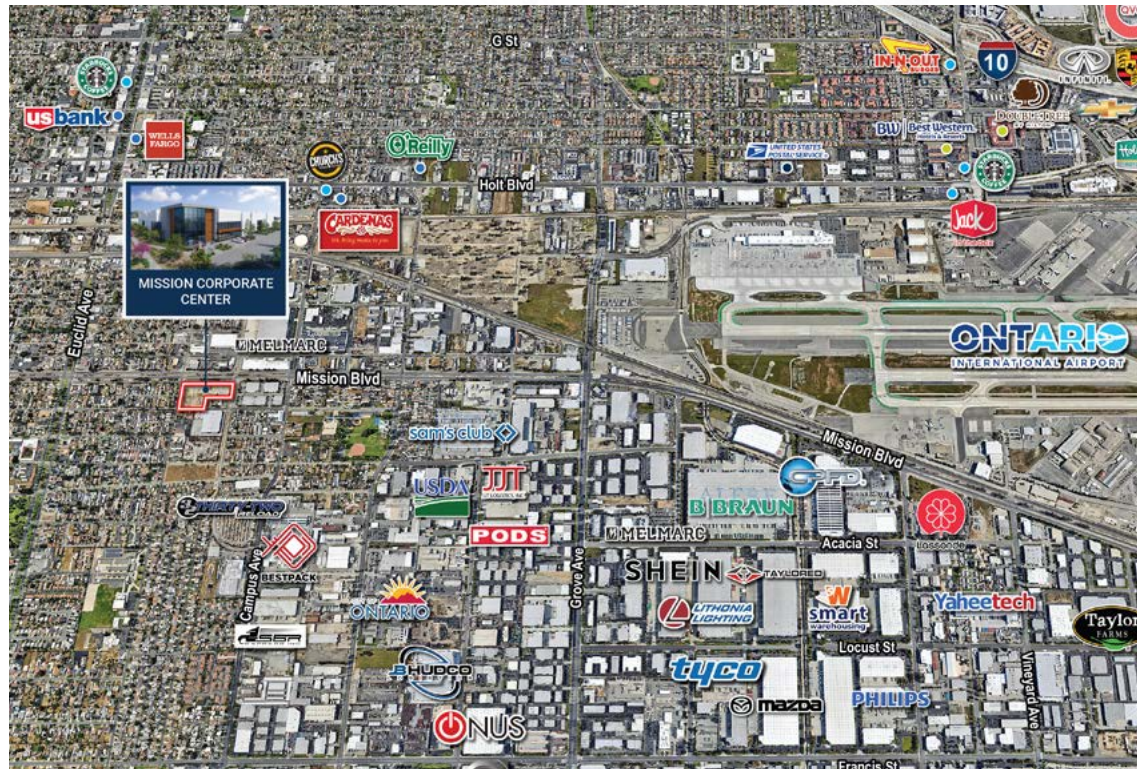
Close Proximity to the 60, 15 and 10 Freeways

# SOUTH ONTARIO'S PREMIER INDUSTRIAL BUSINESS PARK



FREEWAYS		AIRPORTS	
I-10 Freeway	3 Mi	Ontario Intl'	3 Mi
215 Freeway	20.8 Mi	San Bernardino Intl'	26.1 Mi
I-15 Freeway	6.5 Mi	John Wayne	35.2 Mi
210 Freeway	6.1 Mi	Los Angeles Intl'	53.4 Mi

INTERMODAL / PORTS	
Union Pacific Intermodal Yard	15.9 Miles
BNSF Intermodal Yard	21.7 Miles
Port of Long Beach	54.6 Miles
Port of Los Angeles	55.9 Miles



## NOTABLE TENANTS IN THE SUBMARKET

South Ontario is a high-demand industrial submarket anchored by its proximity to Ontario International Airport and immediate access to the I-10, I-15, and SR-60 freeways.

The area continues to attract leading logistics, e-commerce, and manufacturing users seeking efficient distribution to Southern California's dense population base, supported by a strong labor pool and competitive operating costs.

Notable tenants in the submarket include:



## SITE PLAN



Number of Buildings

2



Building Sizes  
 $\pm 33,904$  to  
 $\pm 43,919$



Clear Height  
32'



Office SF  
 $\pm 5,453$











Dock High Door(s)  
10



Ground Level Door(s)  
2



# 521 E Maitland St Building 1

	Building SF	±43,919
	Office SF	±2,553 (SWC)
	Clear Height	32'
	Dock High Door(s)	6 (9' x 10')
	Ground Level Door(s)	1 (12' x 14')
	Mechanical Dock Levelers	At Every Door w/ 35,000 lbs Capacity
	Power	2,000 Amp UGPS
	Air Change	1 Per Hour



7" Warehouse Slab



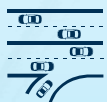
ESFR Sprinkler System (K25, 50psi)



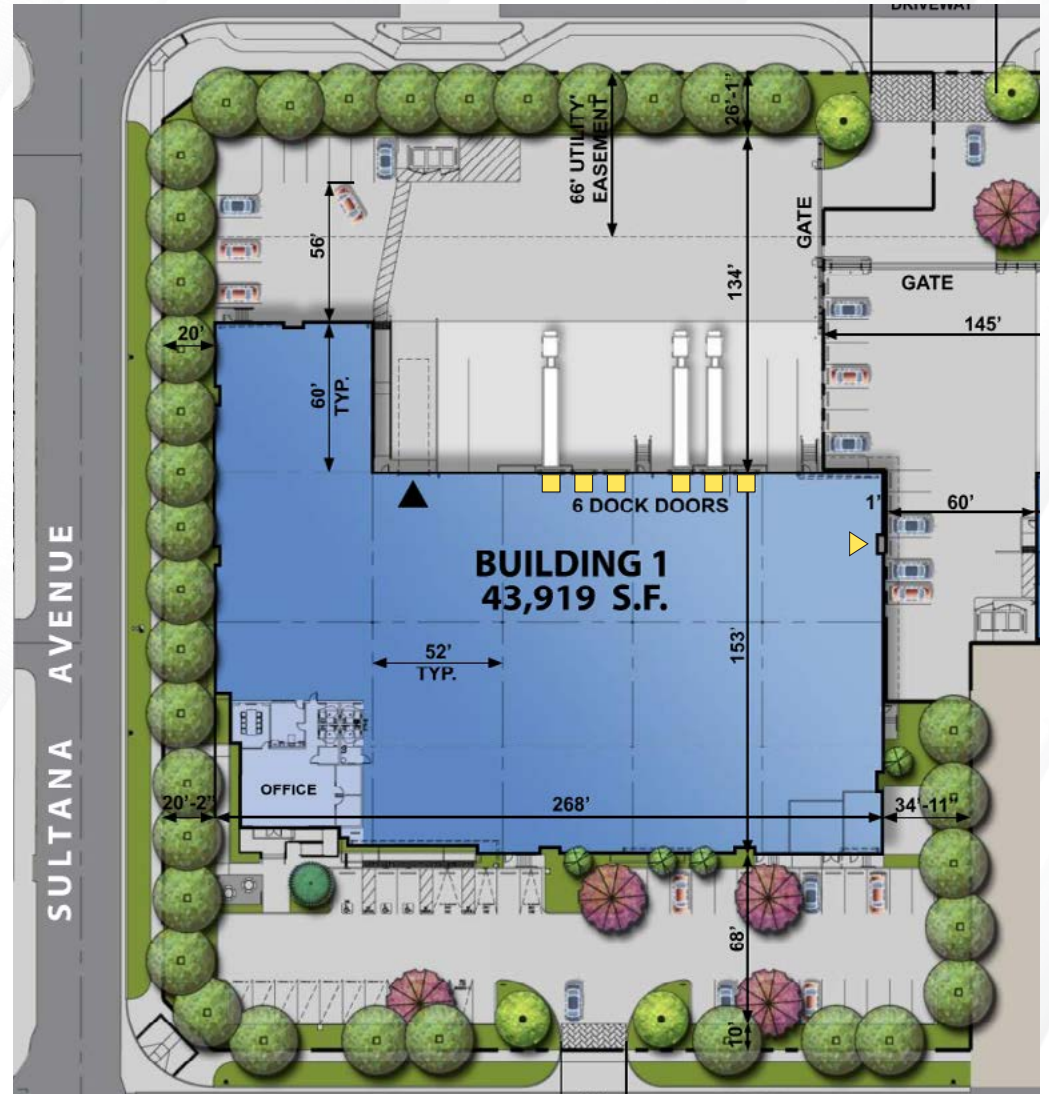
LED Lighting | 3% Skylights






Fully Secured Concrete Truck Courts











Close Proximity to the 60, 15 and 10 Freeways



-  Dock Doors
-  Grade Level Doors
-  Office



# 598 Mission Blvd Building 2

	Building SF	±33,904
	Office SF	±2,900 (NEC)
	Clear Height	32'
	Dock High Door(s)	4 (9' x 10')
	Ground Level Door(s)	1 (12' x 14')
	Mechanical Dock Levelers	At Every Door w/ 35,000 lbs Capacity
	Power	2,000 Amp UGPS
	Air Change	1 Per Hour



7" Warehouse Slab



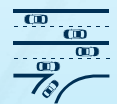
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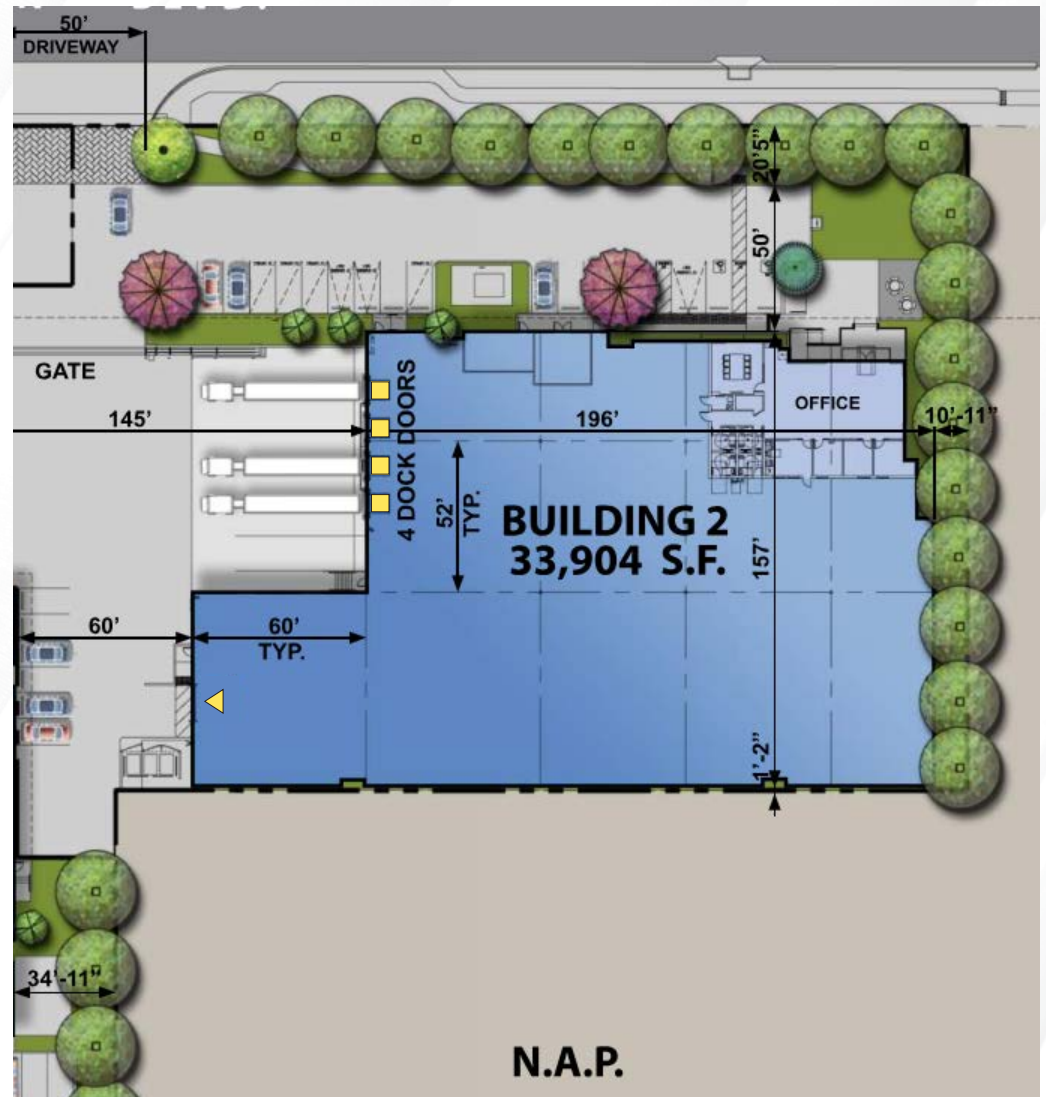
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


Fully Secured Concrete Truck Courts



Close Proximity to the 60, 15 and 10 Freeways



-  Dock Doors
-  Grade Level Doors
-  Office



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