

INDUSTRIAL BUILDING FOR LEASE

2600 S. STANFORD AVE.

ONTARIO, CALIFORNIA 91761

207,704 SF
Freestanding Industrial Building



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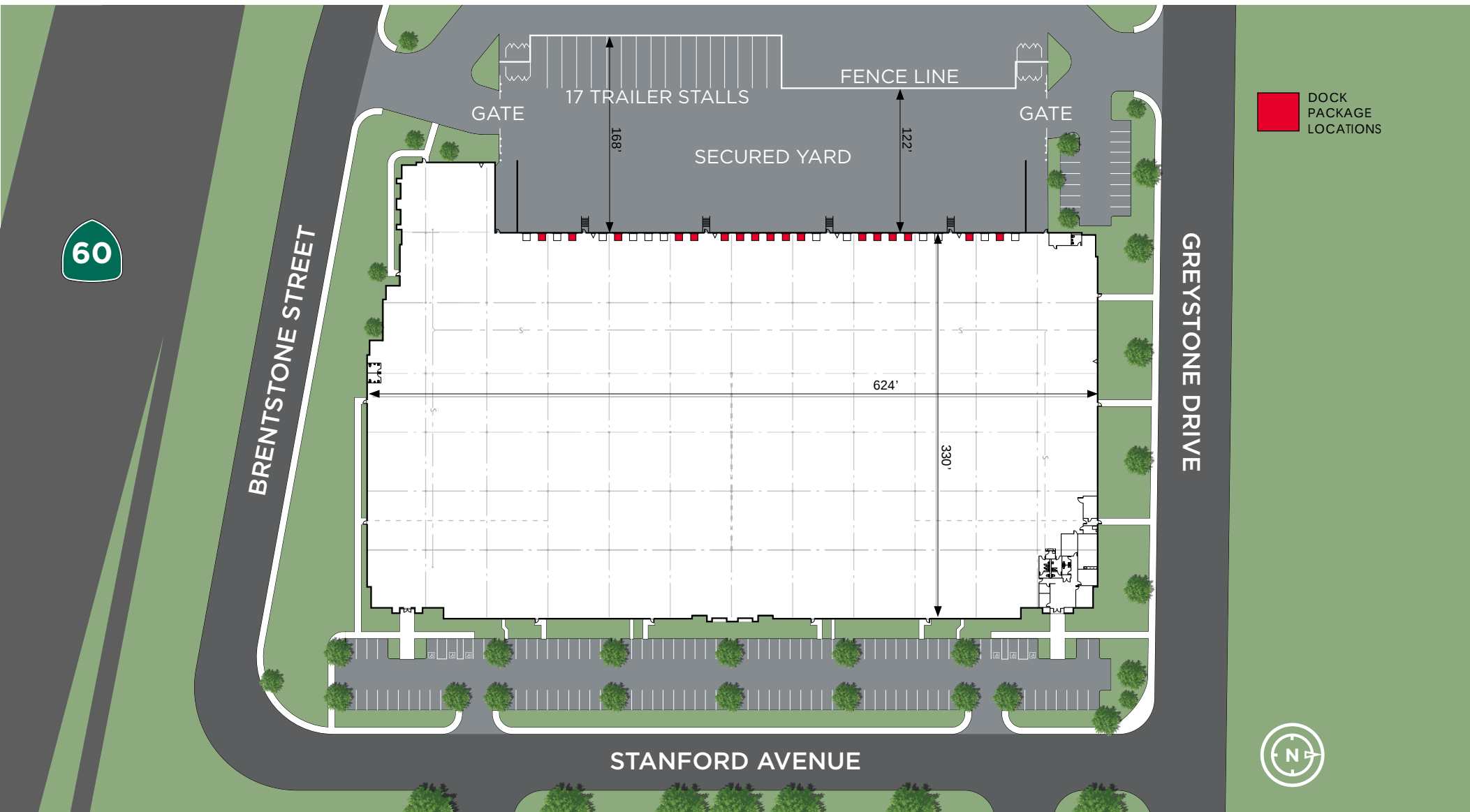
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SITE PLAN

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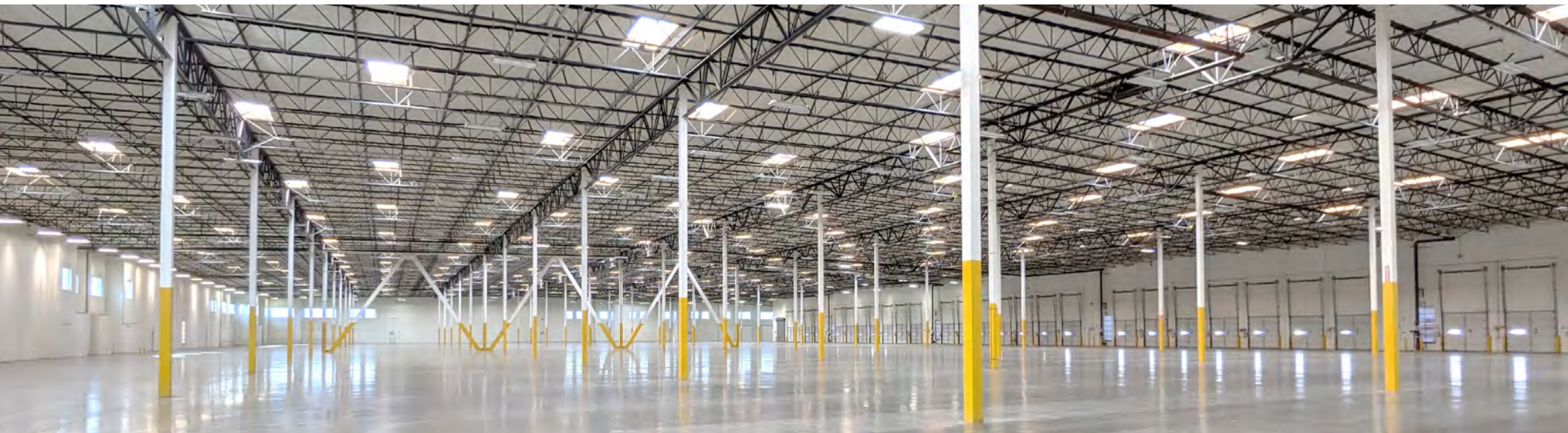
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HIGHLIGHTS

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- + Freeway frontage along CA-60 freeway
- + 9.26 acre parcel
- + ±2,511 SF of main office (NEC)
- + ±250 SF warehouse office with 1 restroom (NWC)
- + 2 warehouse restrooms (southside)
- + 32' minimum clear height
- + 29 dock high doors (9'x10') with Z guards and dock lights
- + 17 dock packages with load levelers, dock locks and signal lights
- + 2 grade level doors (12'x14')
- + 3 HVLS warehouse fans installed at loading dock area
- + 122' - 168' fully secured, all concrete truck court with additional 17 trailer stalls
- + Motorized gate
- + 1,200 amps, expandable to 3,000 amps (verify)
- + 24 electrical forklift charging stations
- + ESFR sprinkler system (K-17 @52 PSI)
- + LED warehouse lighting with sensors
- + 2.5% skylight ratio and white scrim foil insulation
- + Immediate access to I-15 and CA-60 freeways

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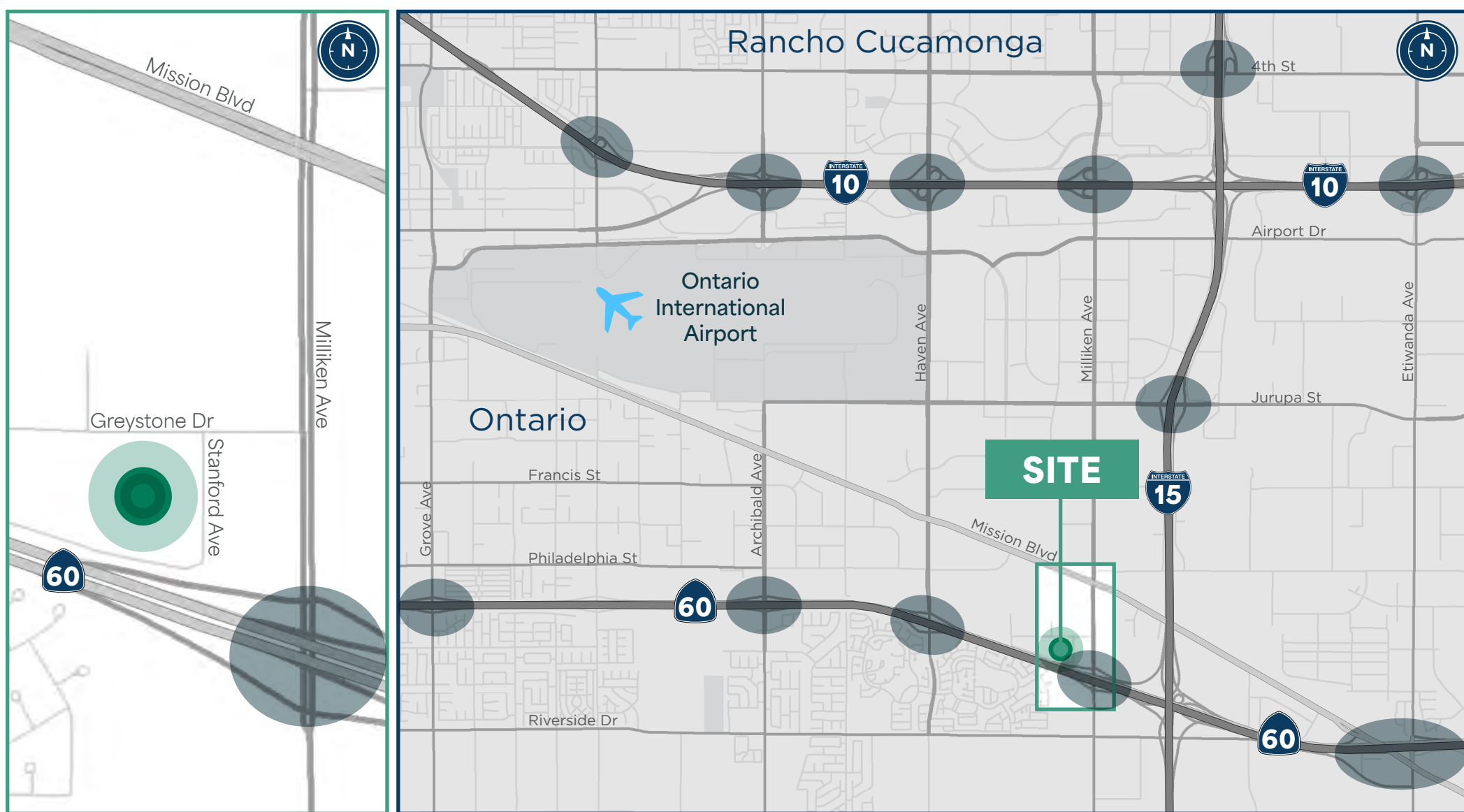
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REGION

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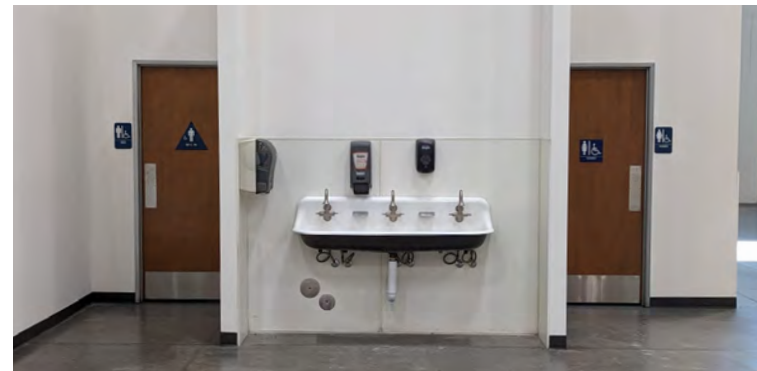
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PHOTOS



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