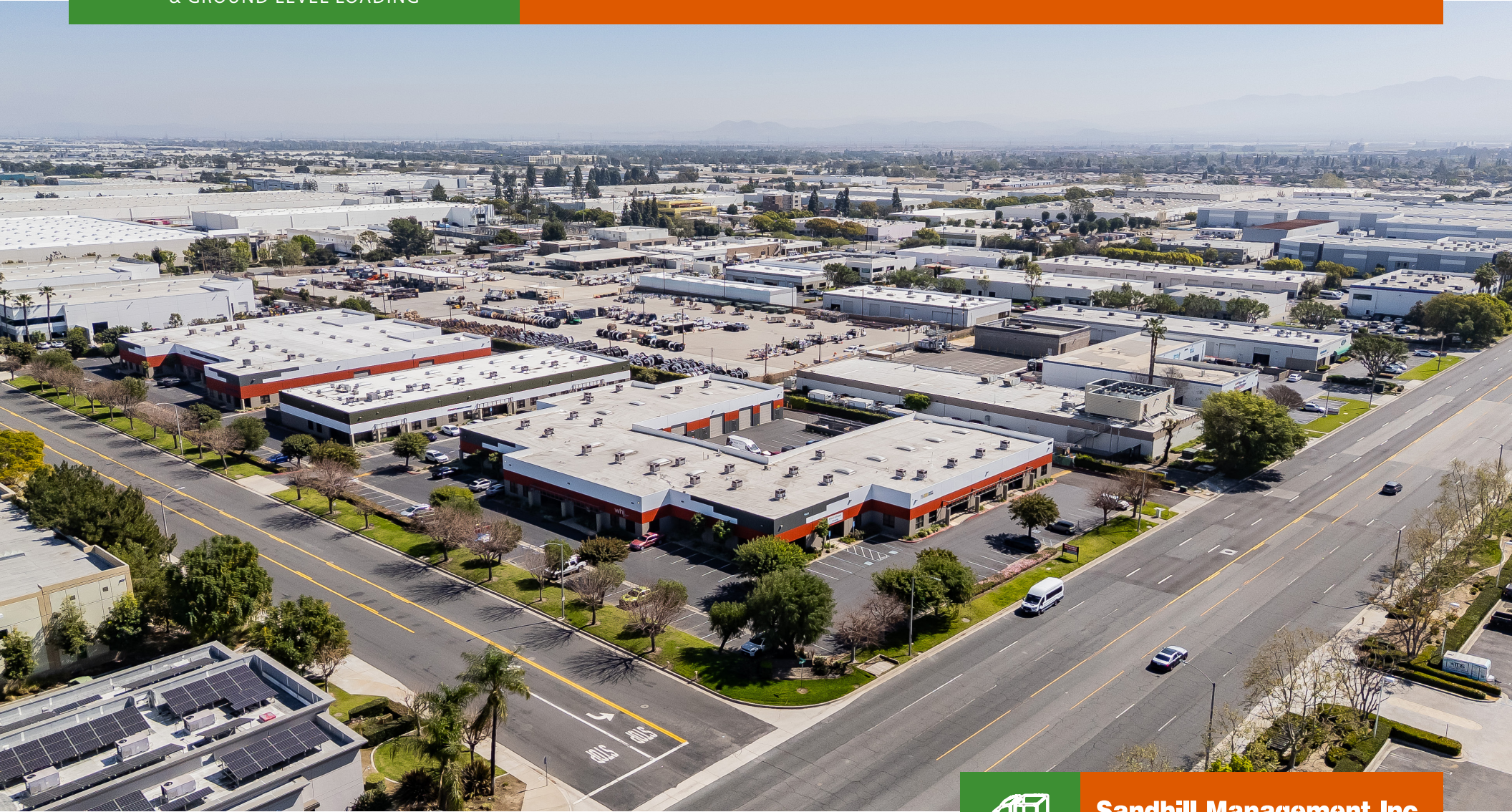


FOR LEASE

PEPPER GROVE BUSINESS CENTER

VARIETY OF INDUSTRIAL UNITS WITH DOCK HIGH
& GROUND LEVEL LOADING

1609 GROVE AVE / 1240 E. LOCUST ST & 1260 E. LOCUST ST | ONTARIO, CA 91761



Edward "Ned" Geoghegan

DRE#01262292

818.519.0592

ngeoghegan@sandhillmgmt.com



Sandhill Management Inc.

www.sandhillmgmt.com

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PROPERTY HIGHLIGHTS

Pepper Grove Business Center is a 84,571 SF Business Park located on Grove Avenue between the 60 and 10 freeways in Ontario, CA. The professionally managed park offers ample parking, spacious loading areas, and excellent curb appeal. Warehouse features include sprinkler system, approx. 18-24 clear height, dock high and 12'X14' ground level loading doors. Additionally, most units have been completely remodeled and have energy efficient lighting and efficient HVAC systems. Each unit offers 200 amps of 3-phase power. The property is zoned M-2.5.



1609 GROVE AVE / 1240 E. LOCUST ST & 1260 E. LOCUST ST



Located a Mile South of the Ontario International Airport



Remodeled Interiors With Energy Efficient Lighting & HVAC Systems



Ample Parking in a Dedicated, Onsite Lot



Multiple Size Units Available



Less Than 4 Miles From The 10 frwy to The North and Less 2 Miles to The 60 to The South



18'-24' Clear Height Ceilings, Dock High & Ground Level Loading Doors, 200-Amp 3-Phase Power



Lease Rate: \$1.40 - \$1.60 PSF + \$0.18 CAM



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UNIT 118

- » ±1,385 SF
- » Warehouse With 18' Clear Ceiling Height
- » 12' x 14' Ground-Level Loading Door
- » Reception Area, Private Offices + Private Restroom
- » Remodeled With Energy Efficient Lighting and HVAC Systems
- » 200-Amp 3-Phase Power
- » M-2.5 zoning
- » Lease Rate: \$1.50 PSF + \$0.18 CAM

UNIT 101-102

- » ±3,829 SF
- » Grove Avenue Frontage
- » Warehouse With 18' Clear Ceiling Height
- » Two 12' x 14' Ground-Level Loading Door
- » Foyer, 6 Private Offices, 2 Private Restrooms + Kitchentte
- » Remodeled With Energy Efficient Lighting and HVAC Systems
- » 200-Amp 3-Phase Power
- » M-2.5 zoning
- » Lease Rate: \$1.60 PSF + \$0.18 CAM



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UNIT 204

- » ±1,944 SF
- » Warehouse With 18'-24' Clear Ceiling Height
- » 12' x 14' Ground-Level Loading Door
- » Foyer, 2 Private Offices + Private Restroom
- » Remodeled With Energy Efficient Lighting and HVAC Systems
- » 200-Amp 3-Phase Power
- » M-2.5 zoning
- » Lease Rate: \$1.50 PSF + \$0.18 CAM

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UNIT 301

- » ±8,204 SF
- » Warehouse With 18'-24' Clear Ceiling Height
- » Dock High + Two 12' x 14' Ground-Level Loading Door
- » Reception Area, 3 Private Offices, 2 Private Restrooms + Storage Room
- » Remodeled With Energy Efficient Lighting and HVAC Systems
- » 200-Amp 3-Phase Power
- » M-2.5 zoning
- » Lease Rate: \$1.40 PSF + \$0.18 CAM



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AERIAL OVERVIEW



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OFFICE INTERIOR (REPRESENTATIVE PHOTOS)



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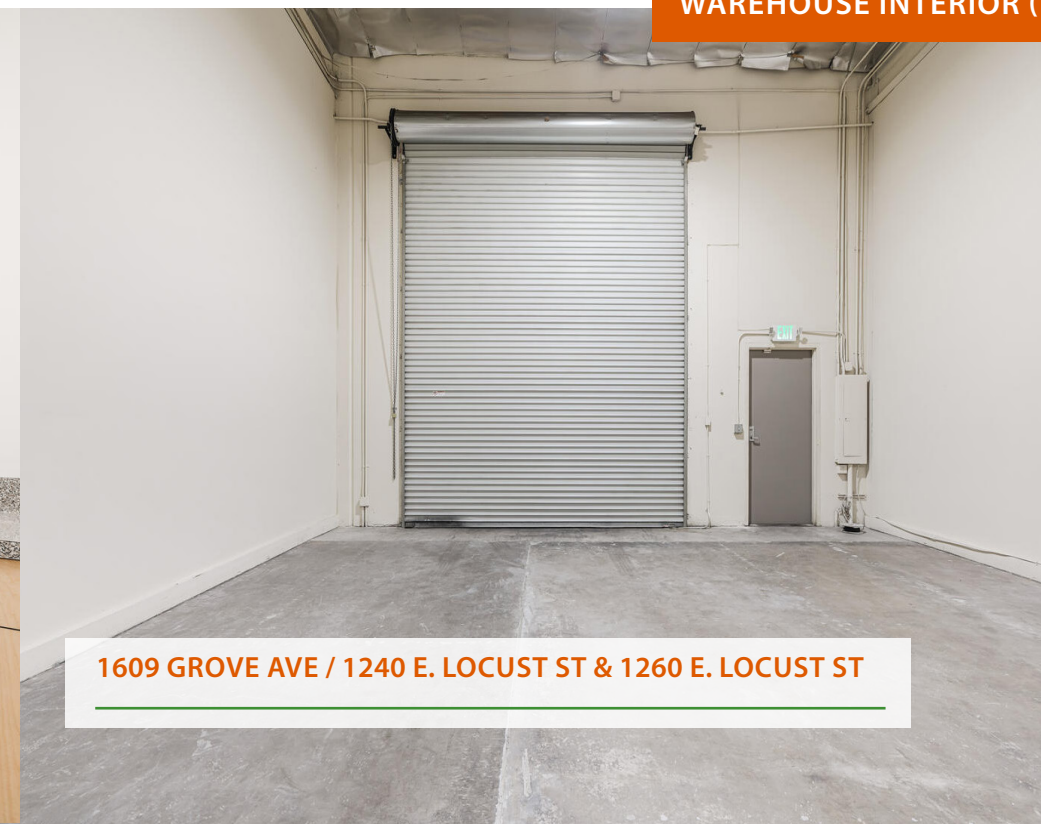


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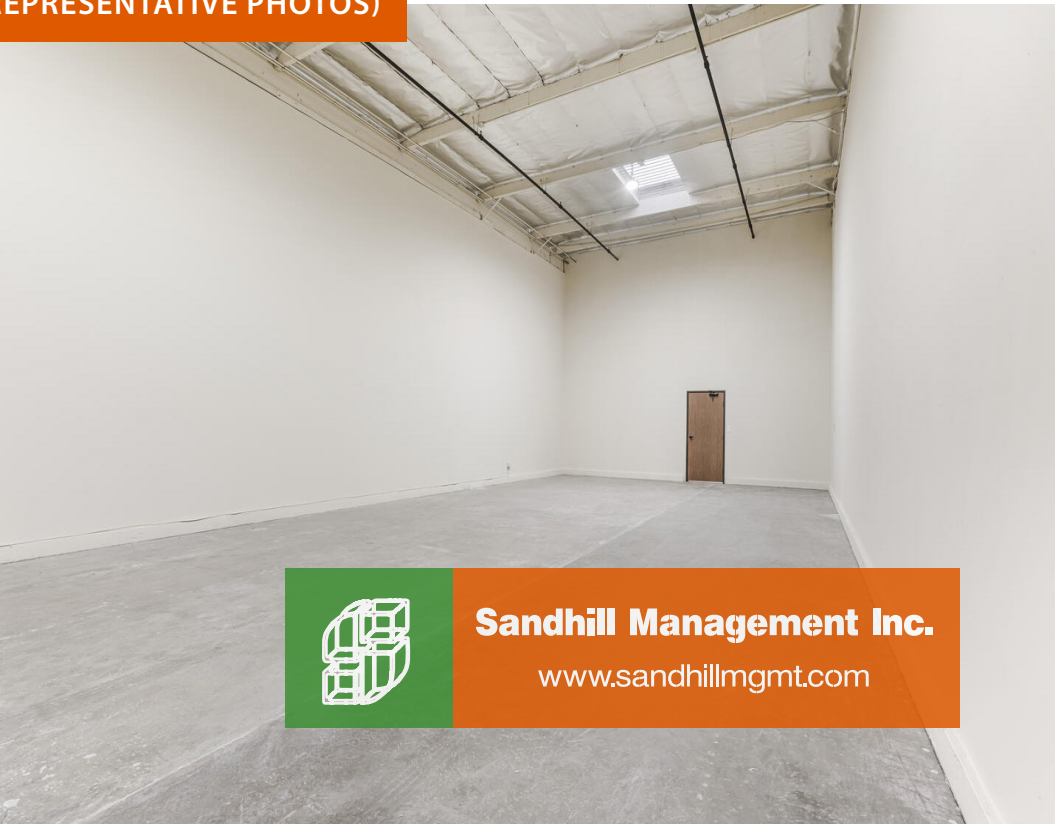
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WAREHOUSE INTERIOR (REPRESENTATIVE PHOTOS)



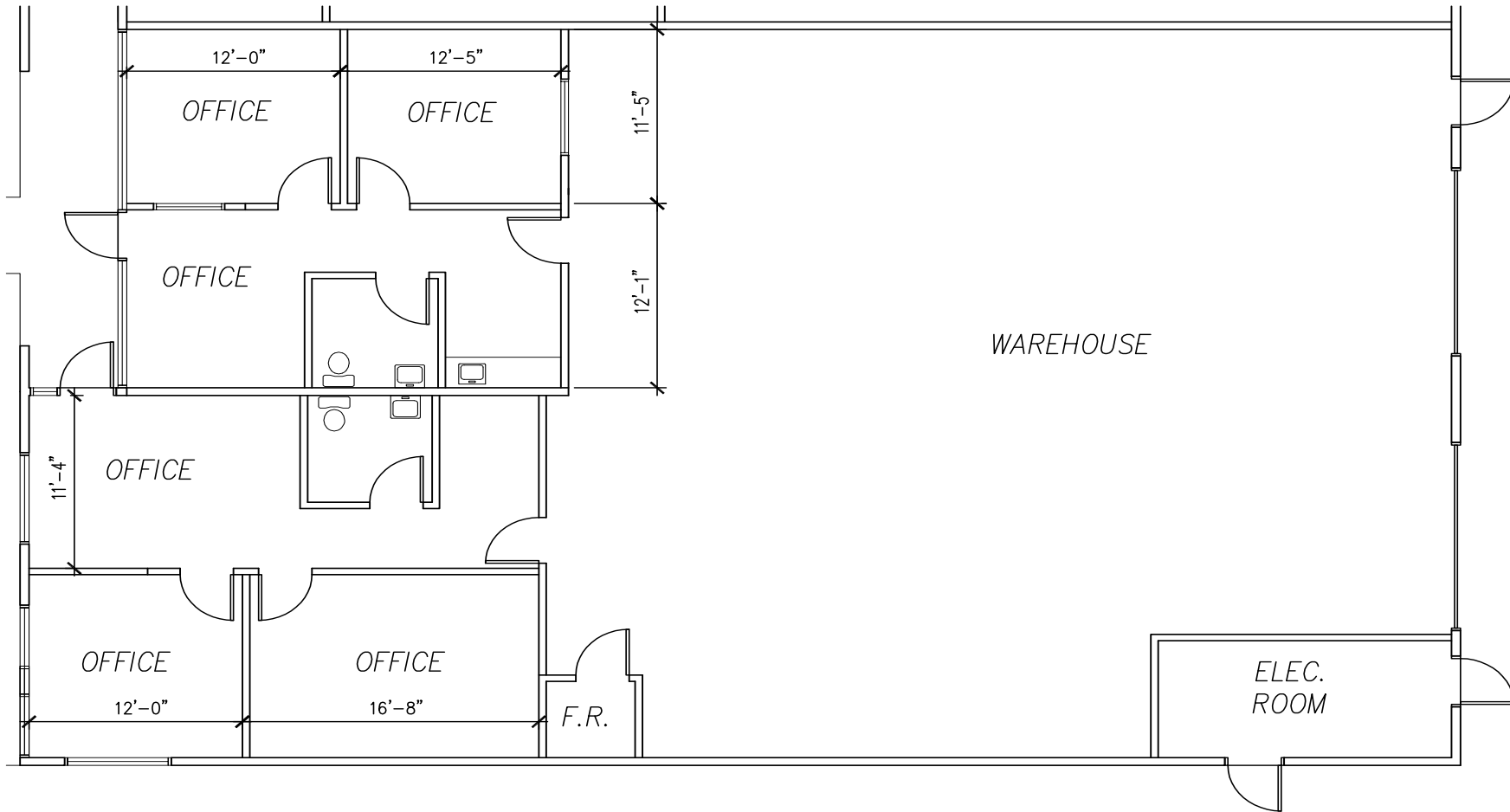
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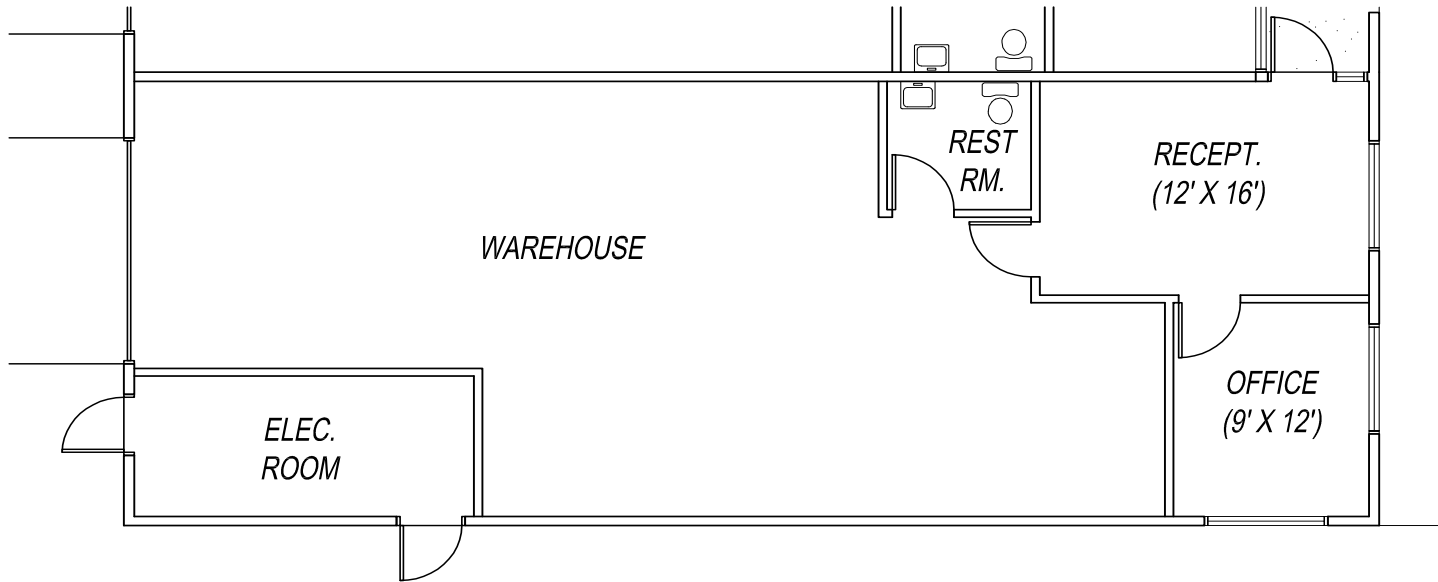
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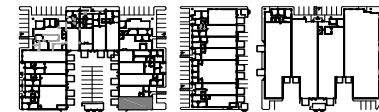
UNIT 101-102 FLOOR PLAN



UNIT 118 FLOOR PLAN



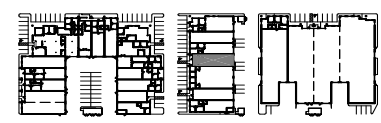
KEY PLAN



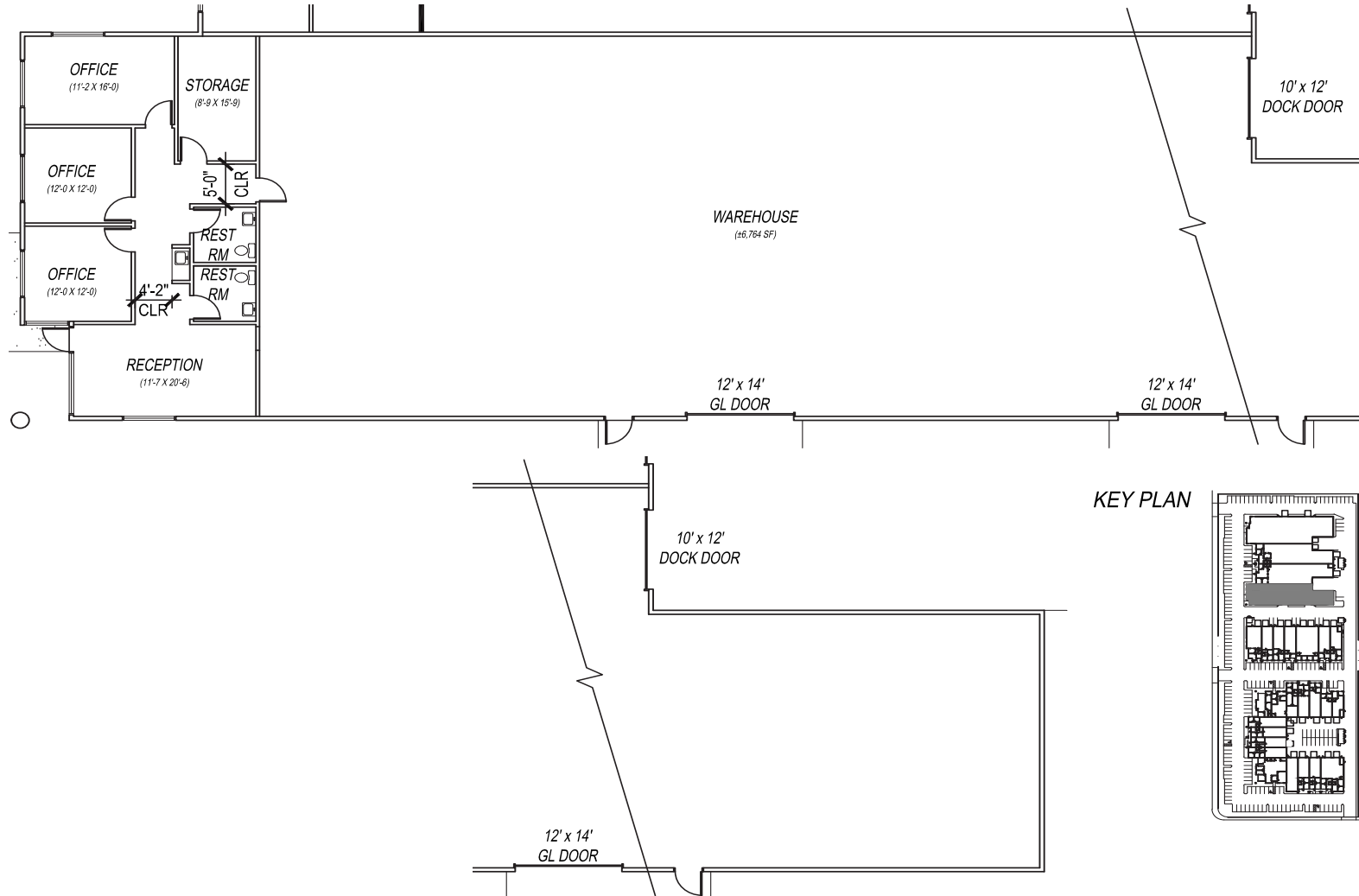
UNIT 204 FLOOR PLAN



KEY PLAN



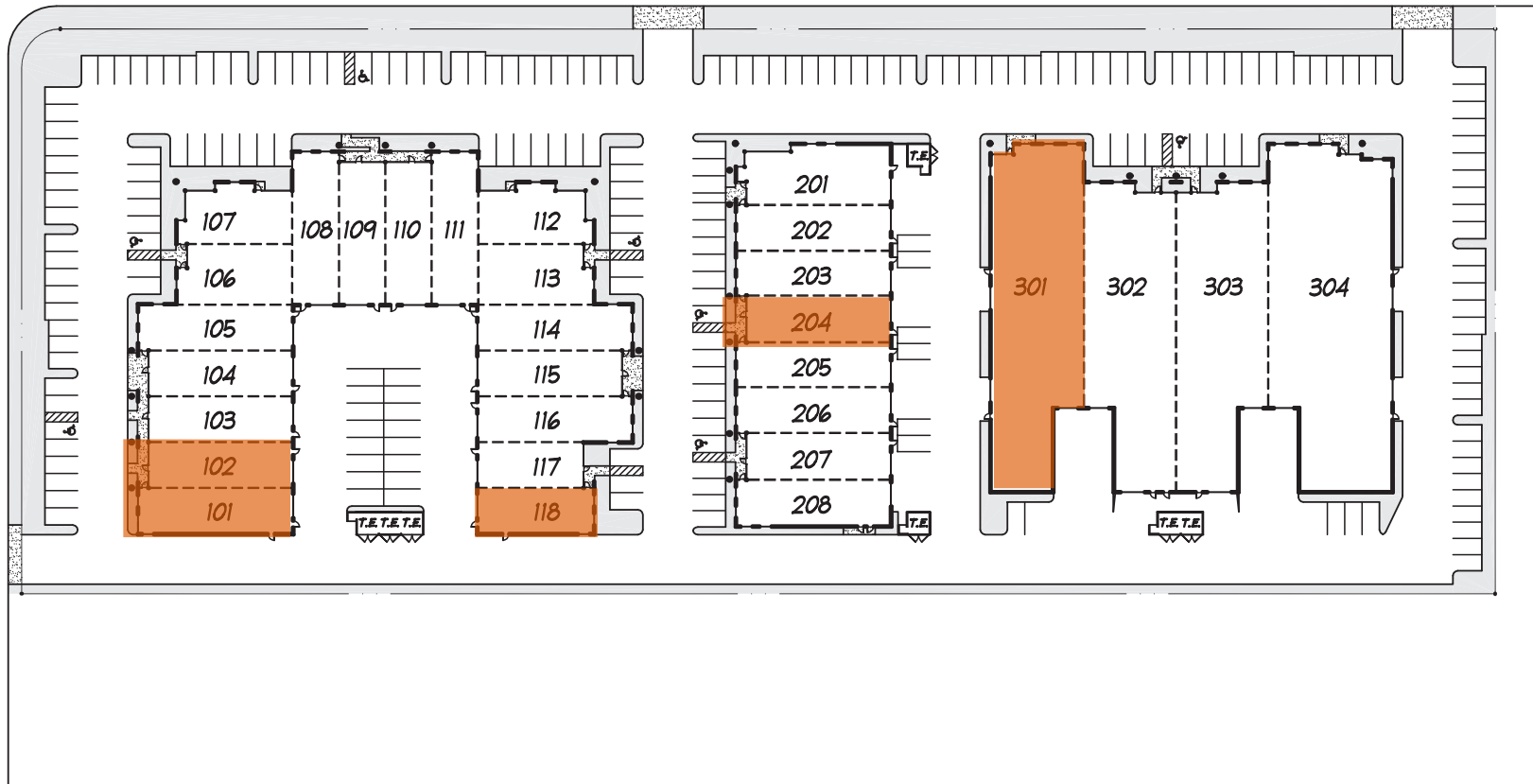
UNIT 301 FLOOR PLAN



SITE PLAN

SOUTH GROVE AVE

EAST LOCUST STEET



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SITE OVERVIEW



CALIFORNIA
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AREA OVERVIEW

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