5401
E. Jurupa Street

ONTARIO, CA

Asking Price: $29M / $203 PSF
2% Co-Op Broker Fee

High Quality Distribution Facility Totaling 142,556 SF

Vacant, Fully Secured Facility

Available for Immediate Owner Occupancy

Prime Inland Empire West Location With Proximity To I-15 & Ontario International Airport

5401
E. Jurupa Street

EXECUTIVE SUMMARY 1

THE OFFERING

Rare Vacant, Fully Secured Inland Empire Facility for Immediate Owner-User Occupancy

CBRE, Inc., as exclusive broker, is pleased to offer for sale 5401 E. Jurupa Street (the “Property”), a high-quality industrial facility totaling 142,556 square feet in Ontario, California. The Property will be delivered vacant as of June 30th providing an exceptional opportunity for immediate owner-user occupancy.

This exceptional infill location in the heart of the Inland Empire is just 0.8 miles from I-15, 1.8 miles from I-10, and 2.6 miles from SR-60. Strategically situated near Ontario International Airport and the Ports of Los Angeles/Long Beach as well as LAX Airport, this distribution site offers unparalleled connectivity. Additionally, it provides access to one of the largest industrial labor pools in the nation, with 14.5 million residents within a 50-mile radius.

Recent capital improvements include an upgraded K-25 ESFR sprinkler system, LED lighting throughout both the warehouse and office spaces, a refreshed slurry and striped parking lot and loading area, a complete exterior paint job and drought resistant landscaping. Additionally, the office areas have been enhanced with new paint, carpeting, and ceiling tiles.

Asking Price: $29M / $203 PSF
2% Co-Op Broker Fee

PROPERTY OVERVIEW

Address	5401 E. Jurupa St Ontario, CA 91761
Occupancy	0%
Total Rentable SF	142,556 SF
Land Size / FAR	7.4 acres /44%
Office %	±5%
Year Built	1979
Clear Height	24’ min
DH / GL Doors	14/2
Power	2,500 amps 277/480 volts 3 phase 3 wire

PROPERTY HIGHLIGHTS

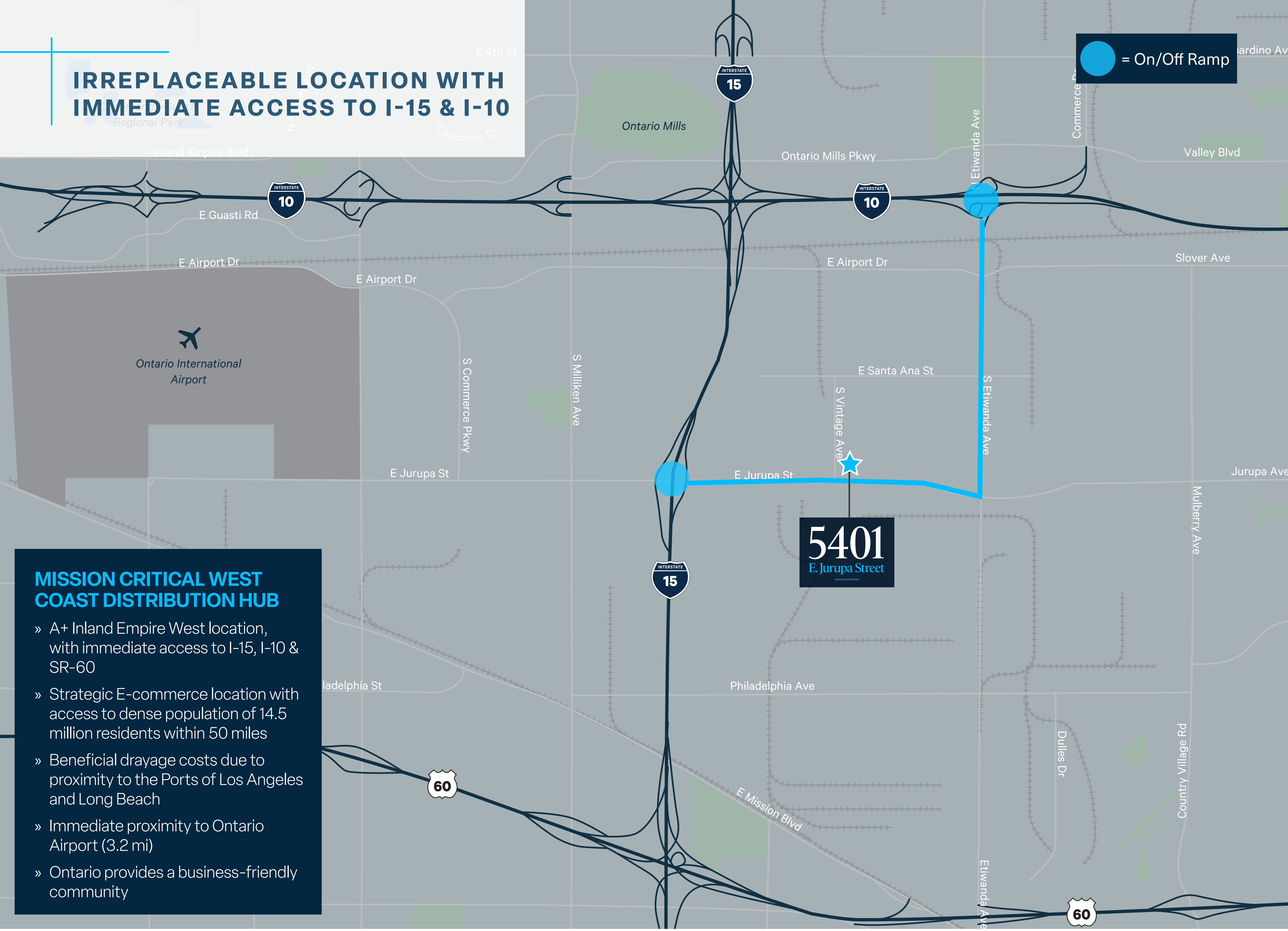
PROXIMITY TO MAJOR DISTRIBUTION & LOGISTICS CHANNELS

KEY DISTANCES

I-15	0.8 Miles
I-10	1.8 Miles
SR-60	2.6 Miles
Ontario Int'l Airport	3.2 Miles
I-215/SR-99	12.7 Miles
LAX Airport	59.8 Miles
Ports of LA/LB	62.7 Miles

CBRE National Partners

IRREPLACEABLE LOCATION WITH IMMEDIATE ACCESS TO I-15 & I-10



MISSION CRITICAL WEST COAST DISTRIBUTION HUB

» A+ Inland Empire West location, with immediate access to I-15, I-10 & SR-60

» Strategic E-commerce location with access to dense population of 14.5 million residents within 50 miles

» Beneficial drayage costs due to proximity to the Ports of Los Angeles and Long Beach

» Immediate proximity to Ontario Airport (3.2 mi)

» Ontario provides a business-friendly community

BLUE CHIP CORPORATE NEIGHBORS

5401
E. Jurupa Street

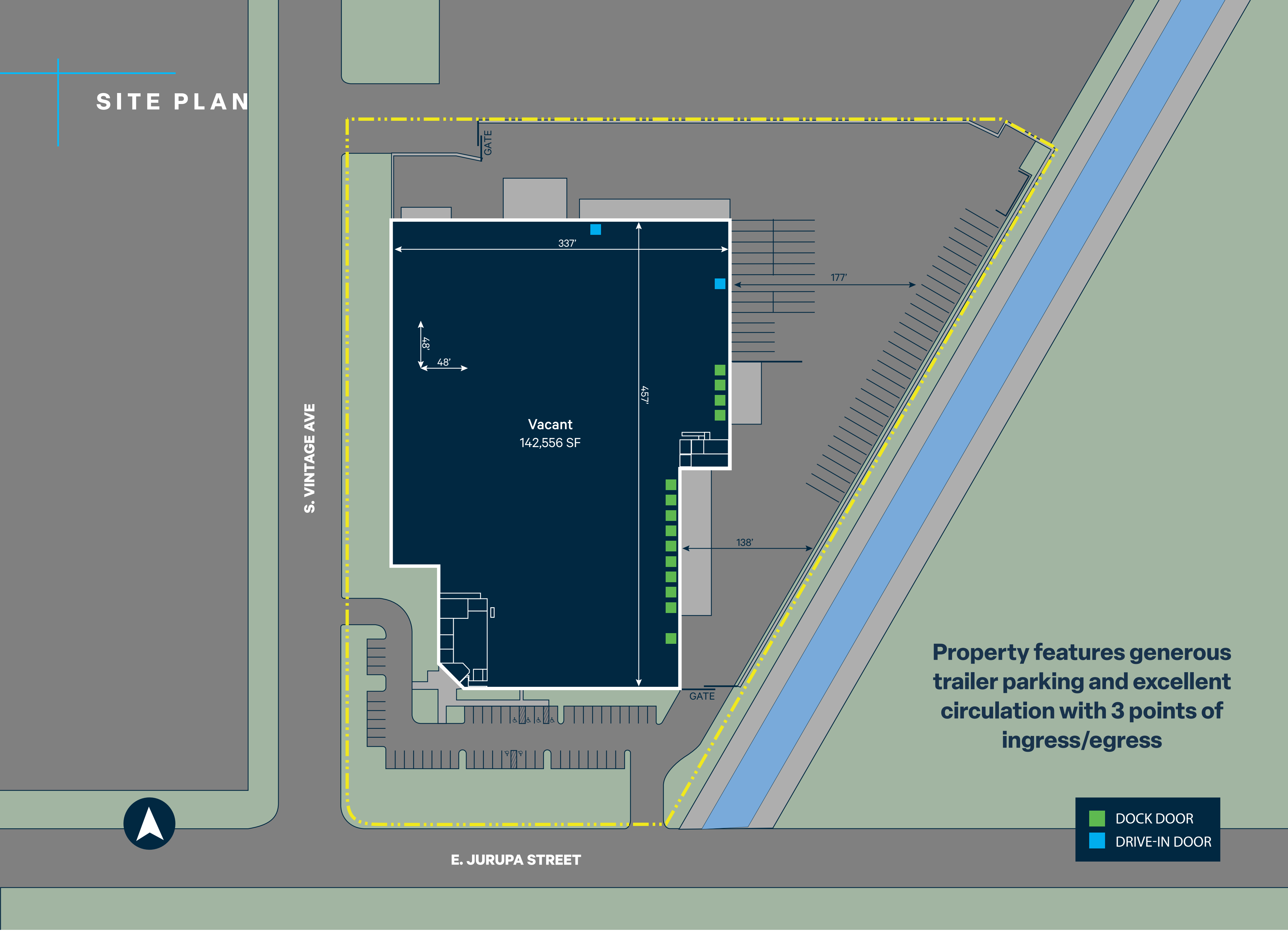
PROPERTY OVERVIEW 2

PROPERTY SPECIFICATIONS

OVERVIEW	
ADDRESS	5401 E. Jurupa St, Ontario, CA 91761
OCCUPANCY	0%
INDUSTRIAL MARKET	Inland Empire
INDUSTRIAL SUBMARKET	Inland Empire West
PARCEL NUMBER	0238-101-53
BUILDING SIZE	
TOTAL RENTABLE AREA	142,556 SF
LAND SIZE (AC)	7.4
FAR	44%
OFFICE SF / %	±7,400 SF / 5% (approximate)
BUILDING FEATURES	
YEAR BUILT	1979
COLUMN SPACING	48'x48'
CLEAR HEIGHT	24' min
TRUCK COURT DEPTH	138'-177' (fully secured yard)
AUTO PARKING	54
TRAILER PARKING	52
DOCK DOORS	14
GRADE-LEVEL DOORS	2
ZONING	IH - Heavy Industrial
CONSTRUCTION OVERVIEW	
CONSTRUCTION TYPE	CTU
ROOF / WARRANTY EXP	Restorative Coating* completed in 2020 / 12/11/2030
SPRINKLERS	K-25 ESFR
POWER	2,500 amps 277/480 volts 3 phase 3 wire
LIGHTING	LED
HVAC	Roof mounted HVAC units in office areas
SKYLIGHTS	YES

**A reinforced rubberized colloidal bitumen coating system applied over an existing multi-ply BUR system.*

SITE PLAN



Property features generous trailer parking and excellent circulation with 3 points of ingress/egress

RECENT RELEVANT SALE COMPS

Property Name Address	Seller / Buyer	Close Date	Purchase Price	PSF	Square Feet	Occup. Rate	Clear Height	Sprinklers	Year Built
6260 Mango Avenue Fontana	Magellan Value Partners / Lotus Distribution Inc.	Feb-26	$30,191,450	$265	113,930	0%	32’	ESFR	2023
Comments: Owner/User. Features: 19 DH with 10 pit levelers; 5 GL; 61,62 SF two-story office space; ESFR; LED warehouse lighting; fully secured 135’ truck court.									
255 South Pepper Avenue / San Bernardino	Forest River Inc. / Southern California Edison (Owner User)	Nov-25	$24,000,000	$282	85,000	0%	-		1969
Comments: 85K SF industrial building sold to Southern California Edison. Building was vacant at the time of sale. Seller had ceased manufacturing operations and no longer needed the building. SCE was interested in the location as they operate their business at a nearby location.									
Oakmont Mission Ramona Business Park 4471 State Street, Building 8 Montclair	Oakmont Industrial Group / Hot Focus, Inc.	Sep-25	$38,125,000	$345	110,507	0%	32’	ESFR	2025
Comments: User sale. 4-ply build-up roof with 15-year NDL warranty, white scrim insulation, and ample power of 277/480 volts, 3-phase, 4-wire. 3% of skylights; 40,000-pound medical load levelers at every other door and LED warehouse lighting. Fenced and secured concrete truck yard. Zoned M1 for Limited Manufacturing. Building 8 Specs: 18 DH, 2 GL Doors, 135’ fenced and secured concrete truck yard, 3% skylights, 139 auto parking spaces.									
1990 W Renaissance Pkwy Rialto	Link Logistics Real Estate / DHG	Apr-25	$38,500,000	$287	134,256	100%	36’	ESFR	2023
Comments: Features: 15 DH; 2 GL; Truck Per Well 13; Truck Court 135’; Floor Load 4,000 lbs./SF. DHG owner/user.									
West Ontario Distribution Center 1932 S. Bon View Avenue Ontario	Prologis / US Merchants	Feb-25	$55,227,351	$317	174,494	0%	36’	ESFR	2024
Comments: Owner/User. Features 36’ clear height; 23 DH; 1 GL; ESFR; 165’ truck court; 100 auto parking spaces; 2.5% skylights; 12 35,000 lbs. mechanical dock levelers.									

Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CBRE National Partners

5401
E. Jurupa Street

ONTARIO, CA

Team Leads

Rebecca Perlmutter
Vice Chair
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

Joe Cesta
Executive Vice President
Lic. 01319088
+1 949 809 3612
joe.cesta@cbre.com

Local Market Experts

Stefan Pastor
Executive Vice President
Lic. 01903973
+1 646 352 1113
stefan.pastor@streamrealty.com

Brad Yates
Executive Vice President
Lic. 01708615
+1 909 940 6204
brad.yates@streamrealty.com

National Partners West Advisors

Darla Longo
Vice Chair/Managing Dir.
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

Barbara Perrier
Vice Chair
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

Brian Russell
Executive Vice President
Lic. 01920350
+1 310 387 2907
brussell@cbre.com

Michael Longo
Senior Vice President
Lic. 01887292
+1 310 363 4906
michael.longo@cbre.com

Eric Cox
Senior Vice President
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

Jonathan Garrick
Associate
Lic. 02235240
+1 650 454 7321
jonathan.garrick@cbre.com

Debt & Structured Finance

Val Achtemeier
Vice Chair
Lic. 01868169
+1 213 400 7187
val.achtemeier@cbre.com

Mark Fluent
Vice Chair
Lic. 00409987
+1 310 550 2604
mark.fluent@cbre.com

Matt Schmidt
Vice President
Lic. 02022834
+1 213 613 3608
matthew.schmidt@cbre.com

Offering Integrated Real Estate Capital Markets Solutions From Strategy To Execution – Delivered By A Seamless National Partnership

CBRE National Partners

INDUSTRIAL & LOGISTICS

Will Pike
Heather McClain

WEST

Darla Longo
Barbara Perrier
Brett Hartzell
Rebecca Perlmutter
Joe Cesta
Rusty Kennedy
Brian Russell
Michael Longo
Eric Cox
Melissa Moock
Jonathan Garrick
Gina Christen

SOUTH CENTRAL

James Bolt
Jonathan Bryan
Ryan Thornton
Tyler Carner
Jeremy Ballenger
Nathan Wynne
Eliza Bachhuber
Keiffer Garton
Elliott Dow
Colleen Fazio
Morgan Dunn

NORTH CENTRAL

Ryan Bain
Zach Graham
Judd Welliver
Bentley Smith
Joe Horrigan
Victoria Gomez

SOUTHEAST

Frank Fallon
Trey Barry
José Lobón
Brian Linnihan
Royce Rose
George Fallon
Jennifer Klingler

NORTHEAST

Michael Hines
Brian Fiumara
Brad Ruppel
Bo Cashman
Jonathan Beard
Joseph Hill
Lauren Dawicki

DEBT & STRUCTURED FINANCE

Steve Roth
Val Achtemeier
David Milestone
Mark Fluent
Bill Moyer
Tom Traynor
Tom Rugg
Mike Ryan
Scott Lewis
Ryan Kieser
Bill Jurjovec
Mark Finan
Matt Schmidt
Matt Ballard
Christine Dierker