

AVAILABLE FOR SALE OR LEASE

±57,239 SF FREESTANDING INDUSTRIAL BUILDING

1810 VINEYARD AVENUE

ONTARIO, CALIFORNIA



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO
CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE OR LEASE

VINEYARD & FRANCIS COMMERCE CENTER

1810 VINEYARD AVENUE
ONTARIO, CALIFORNIA

PROPERTY FEATURES

- VINEYARD & FRANCIS COMMERCE CENTER - BUILDING B
- ±57,239 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±2.97 ACRE PARCEL OF LAND
- ±6,906 SQUARE FEET OF OFFICE SPACE
- DIVISIBLE INTO TWO INDUSTRIAL SUITES: **OPTION ON THE PURCHASE ONLY**
- SUITE A: ±29,512 SQUARE FEET WITH ±5,874 SQUARE FEET OF OFFICE SPACE
- SUITE B: ±27,727 SQUARE FEET WITH ±1,032 SQUARE FEET OF OFFICE SPACE
- TEN (10) DOCK HIGH DOORS WITH TWO (2) EDGE OF DOCK LEVELERS
- TWO (2) GROUND LEVEL LOADING DOORS
- 0.33 GPM / 3,000 SF SPRINKLER SYSTEM
- 24' MINIMUM CLEARANCE HEIGHT
- 800 AMPS, 277/480 VOLTS OF POWER
- LARGE TRUCK COURT WITH ACCESS OFF VINEYARD AVENUE & FRANCIS STREET
- ±1-MILE DRIVING DISTANCE TO THE CA-60 FREEWAY VIA VINEYARD AVENUE
- ±4.4-MILE DRIVING DISTANCE TO THE I-15 FREEWAY VIA JURUPA STREET
- ±4.5-MILE DRIVING DISTANCE TO THE I-10 FREEWAY VIA HAVEN AVENUE
- ±3.9-MILE DRIVING DISTANCE TO THE FEDEX AND AMAZON HUBS LOCATED AT THE ONTARIO INTL' AIRPORT
- EXTERIOR AND INTERIOR RENOVATIONS COMPLETED IN 2021



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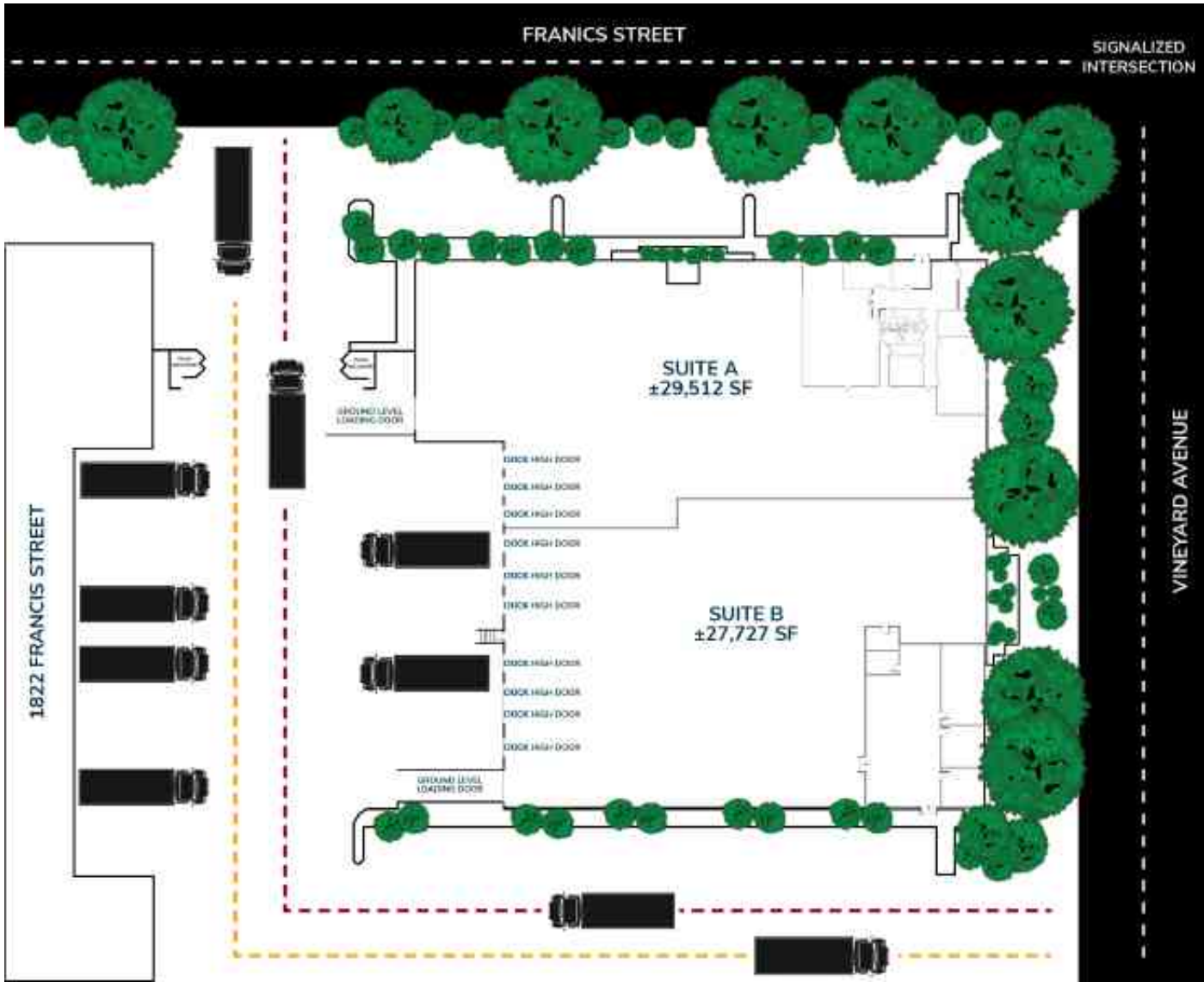
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1810
VINEYARD
AVENUE
SITE PLAN



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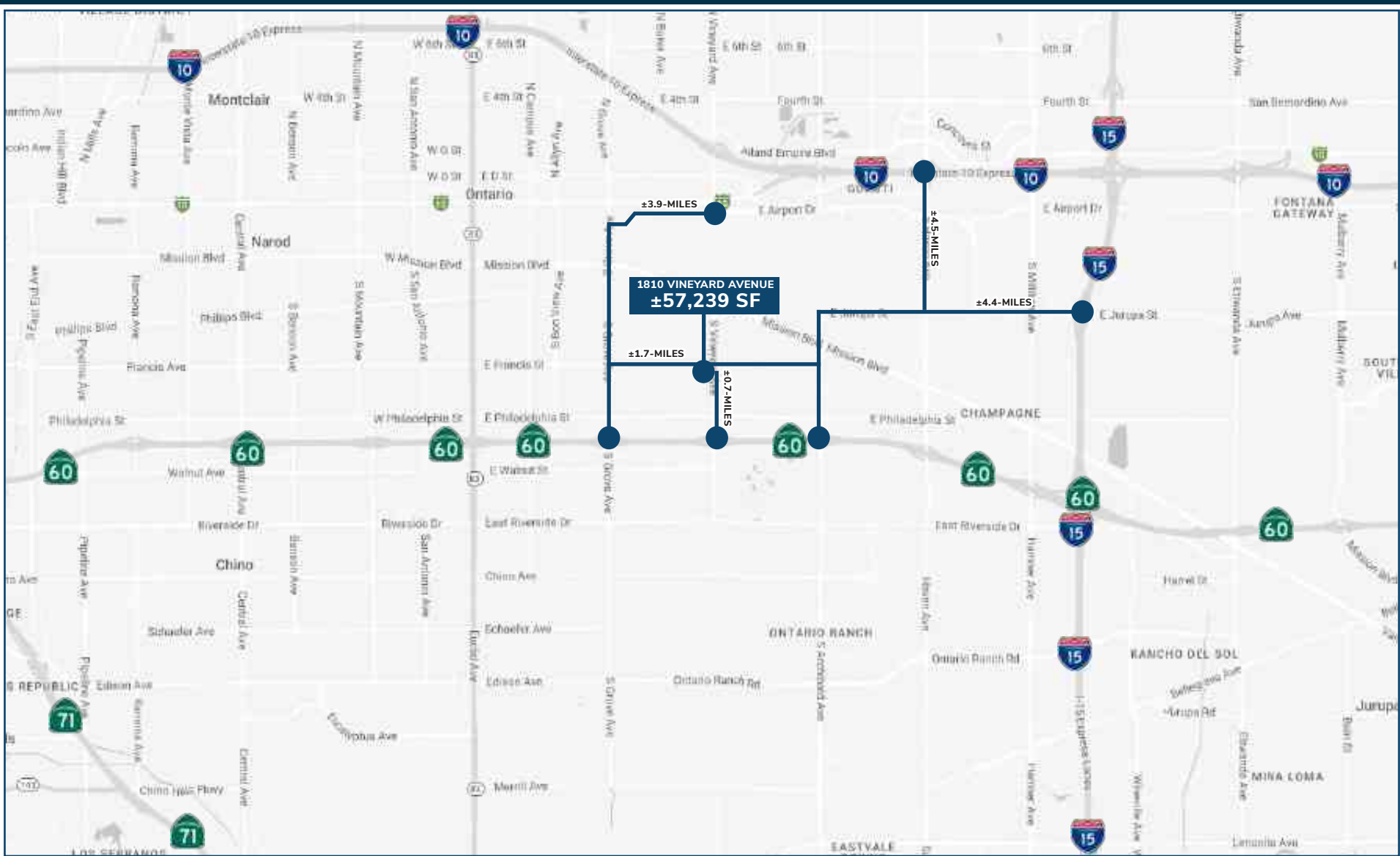
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ONT INTL' AIRPORT I
±3.9-MILE DRIVING DISTANCE

LA INTL' AIRPORT I
±54-MILE DRIVING DISTANCE



PORTS OF LONG BEACH AND LOS ANGELES I
±55-MILE DRIVING DISTANCE



CA-60 FREEWAY INTERCHANGE I
±1-MILE DRIVING DISTANCE VIA VINEYARD AVENUE

CA-15 FREEWAY INTERCHANGE I
±4.4-MILE DRIVING DISTANCE VIA JURUPA STREET

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FOR MORE INFORMATION, PLEASE CONTACT:

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