

AVAILABLE FOR SALE OR LEASE

±96,290 SF FREESTANDING INDUSTRIAL BUILDING

1822 FRANCIS STREET

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

1822 FRANCIS STREET
ONTARIO, CALIFORNIA

PROPERTY FEATURES

- VINEYARD & FRANCIS COMMERCE CENTER - BUILDING A
- ±96,290 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±4.03 ACRE PARCEL OF LAND
- ±6,087 SQUARE FEET OF OFFICE SPACE
- DIVISIBLE INTO TWO INDUSTRIAL SUITES: **OPTION ON THE PURCHASE ONLY**
 - SUITE A: ±43,342 SQUARE FEET WITH ±3,036 SQUARE FEET OF OFFICE SPACE
 - SUITE B: ±52,948 SQUARE FEET WITH ±3,051 SQUARE FEET OF OFFICE SPACE
- SEVENTEEN (17) DOCK HIGH DOORS WITH SEVEN (7) EDGE OF DOCK LEVELERS
- THREE (3) GROUND LEVEL LOADING DOORS
- 0.45 GPM / 3,000 SF SPRINKLER SYSTEM
- 24' MINIMUM CLEARANCE HEIGHT
- 1,200 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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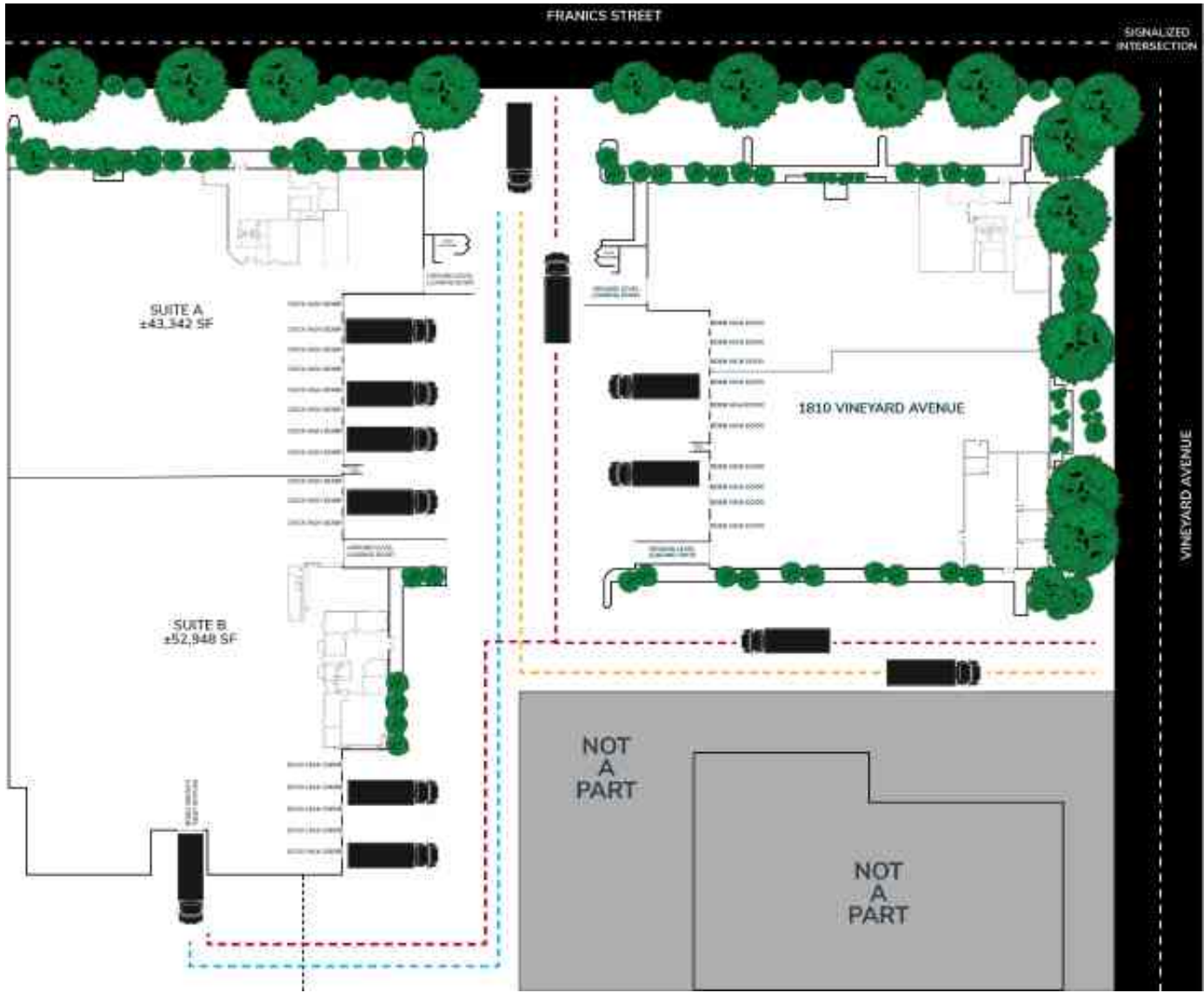
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1822
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SITE PLAN



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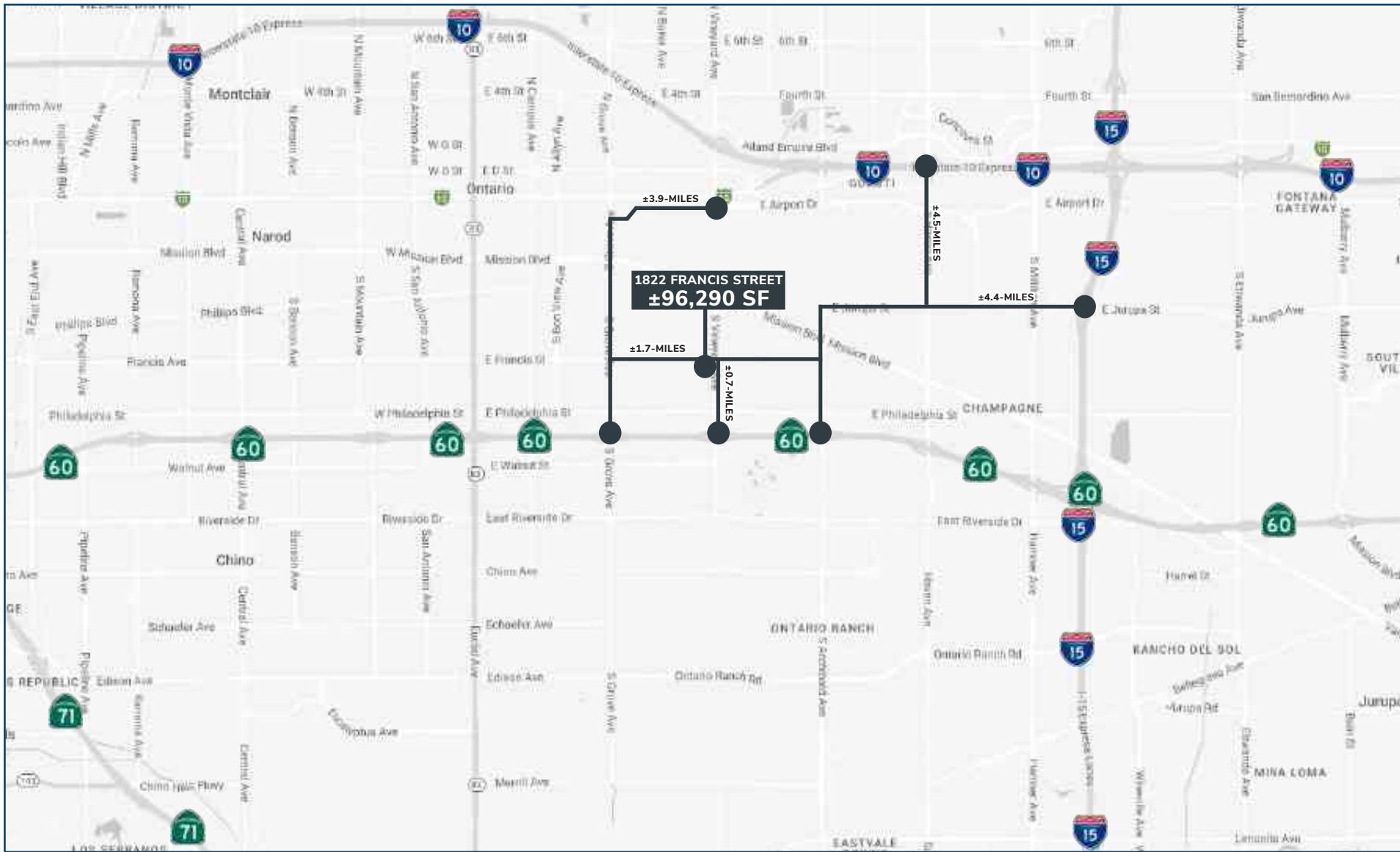
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ONTARIO, CALIFORNIA



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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