



INDUSTRIAL PROPERTY FOR SALE AND LEASE

1481 S BALBOA AVE

ONTARIO, CA 91761

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (MG)
Building Size:	9,726 SF
Lot Size:	27,442 SF
Zoning:	M2
Market:	Inland Empire

PROPERTY OVERVIEW

Approx. 9,726 sq. ft. freestanding industrial building on a 27,442 Sq. ft. Lot located in the Vineyard Airport Center Complex. Built in 1989, this building features approx 2,500 sq. ft. of office/showroom space, including, reception area, three private offices, three restrooms, a break area, and two large open office spaces currently used as a vocational training center. Call for a private showing. Please Do Not Disturb the Occupants.

LOCATION OVERVIEW

Located on the North East Corner of Elm Court & Balboa Ave in the City of Ontario. Immediately adjacent to the Ontario International Airport. Quick access to 60 Freeway one mile to the South & 10 Freeway one mile to the North.

PROPERTY HIGHLIGHTS

- 3 Ground Level Doors (10' W x 14' H)
- 400 Amp, 277/480 Volt Electrical
- 19 Free Surface Parking Spaces
- Fire Sprinkler System

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ADDITIONAL PHOTOS



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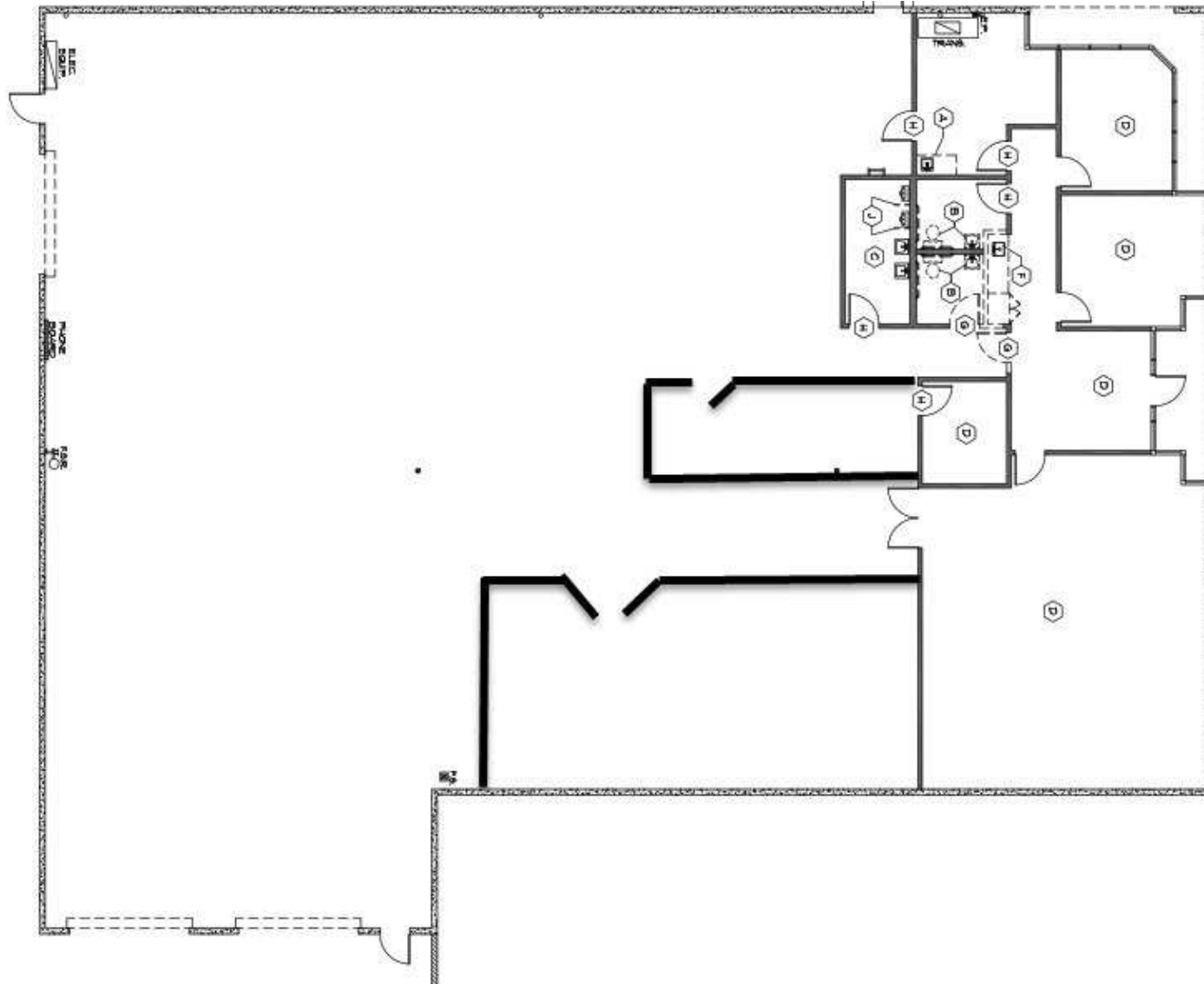
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FLOOR PLAN



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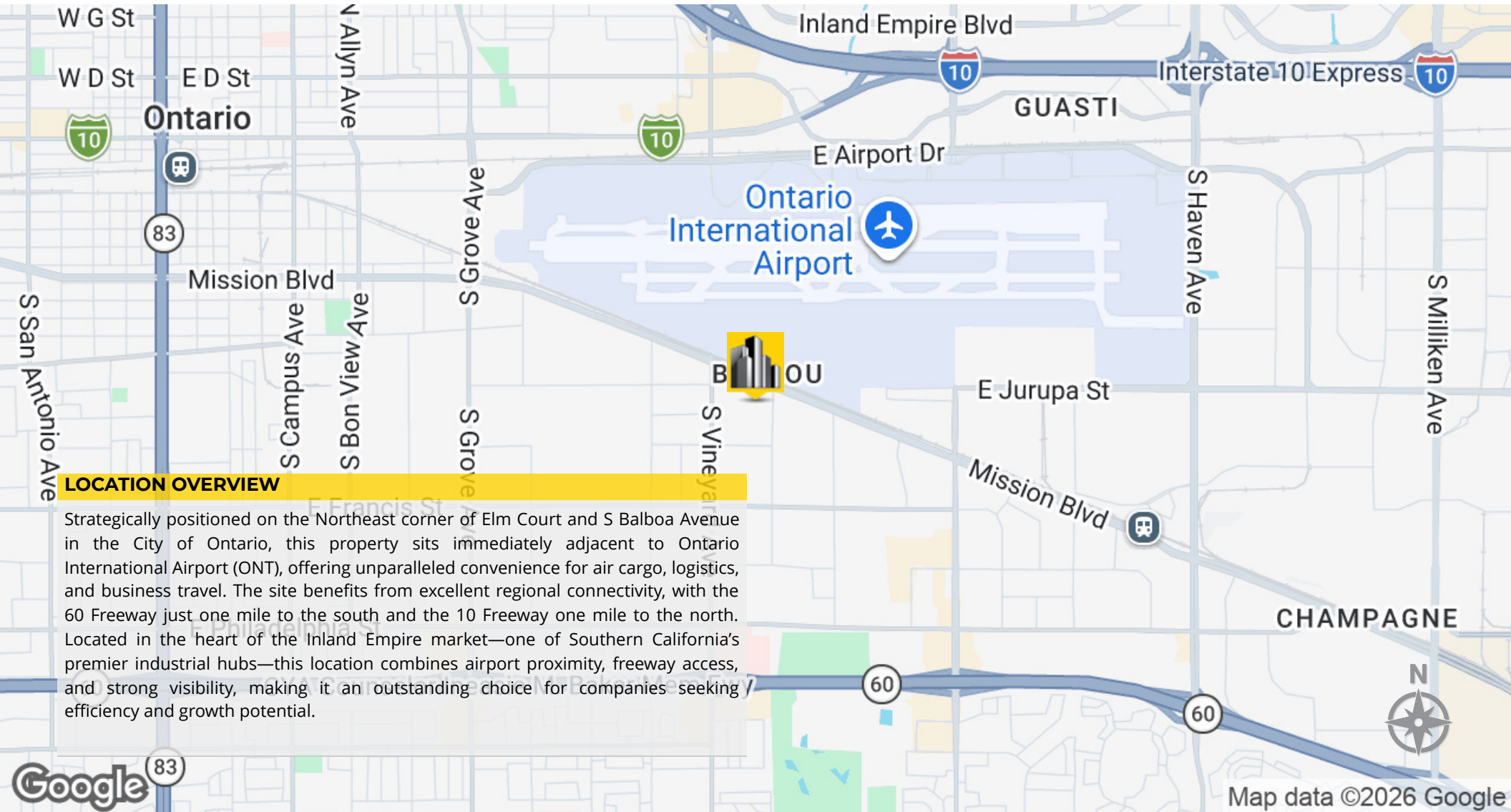
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LOCATION MAPS



LOCATION OVERVIEW

Strategically positioned on the Northeast corner of Elm Court and S Balboa Avenue in the City of Ontario, this property sits immediately adjacent to Ontario International Airport (ONT), offering unparalleled convenience for air cargo, logistics, and business travel. The site benefits from excellent regional connectivity, with the 60 Freeway just one mile to the south and the 10 Freeway one mile to the north. Located in the heart of the Inland Empire market—one of Southern California's premier industrial hubs—this location combines airport proximity, freeway access, and strong visibility, making it an outstanding choice for companies seeking efficiency and growth potential.

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