



**1351 S. Grove Ave. Unit 109/110**  
Ontario, CA 91761

## Property Highlights



### PROPERTY TYPE

±4,920 SF  
Flex / R&D / Industrial Condo



### INTERIOR BUILDOUT

±3,765 SF Office & Lab Space



### CLEARANCE HEIGHT

16' Minimum Clearance



### LOADING

1 Ground Level Door



### ZONING

BP



### LOCATION

Main Street Frontage Along  
Grove Avenue



### ACCESS

Minutes from 60 Fwy &  
Easy Access to 10 & 15 Fwys.

This is a highly improved two-story office building with ±3,765 square feet of office buildouts, built in 2007. The interior renovations are very modern with a large bullpen area, dedicated kitchen area and upgraded fixtures. This exceptional location gives direct street frontage on the busy street of Grove Avenue in Ontario and great access to the 60, 10 & 15 freeways.

### For more information:

**Arvin Poblete** | Vice President

D: (949) 607-8402

apoblete@naicapital.com

Cal DRE #01944364

**Stephen Lim** | Senior VP

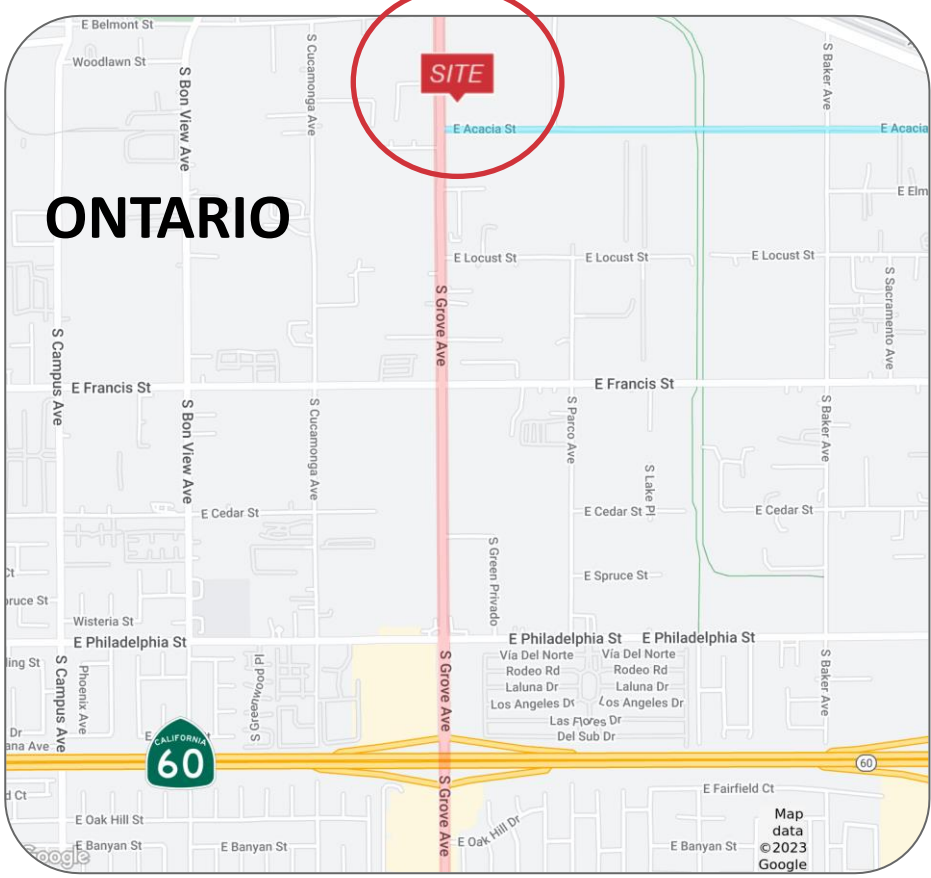
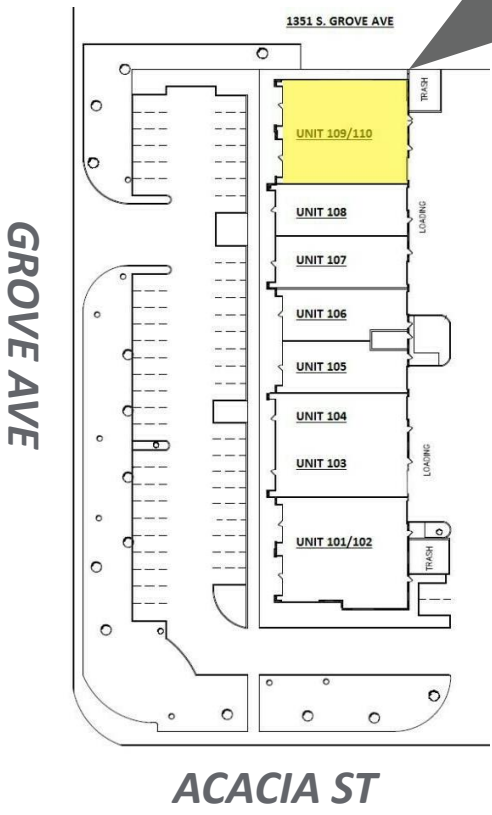
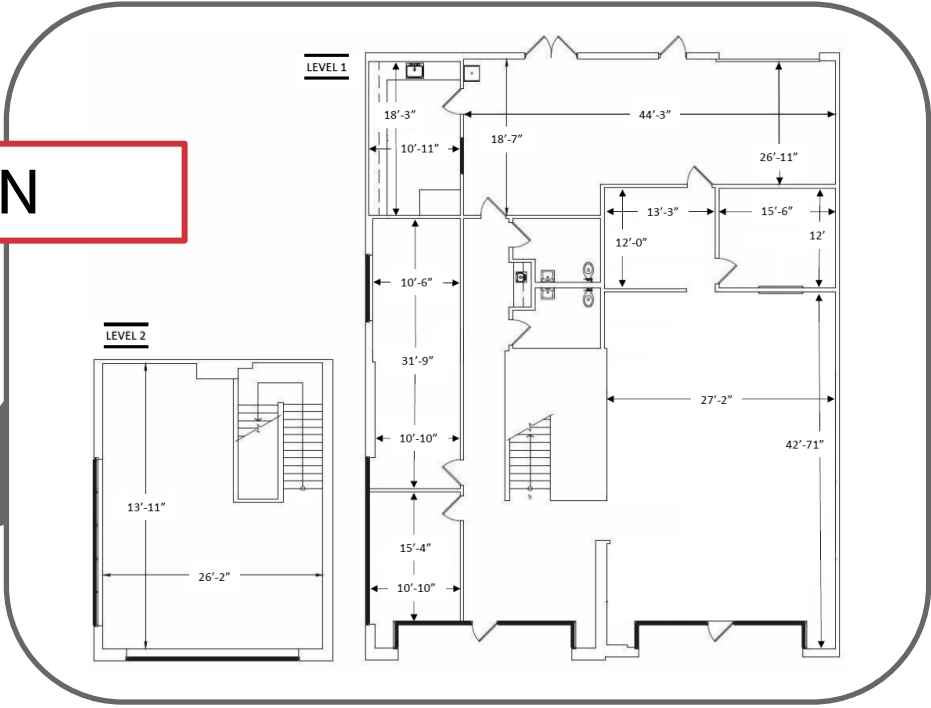
D: (626) 539-3797

slim@naicapital.com

Cal DRE #01276633



**FLOOR PLAN**



**NAI Capital**

21660 Copley Dr. Suite 320

Diamond Bar, CA 91765

Office: (909)348-0600

Fax: (909)348-0601

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