

FOR LEASE

±6,753 SF INDUSTRIAL UNIT

4230 AIRPORT DRIVE, UNIT 110

ONTARIO, CA 91761

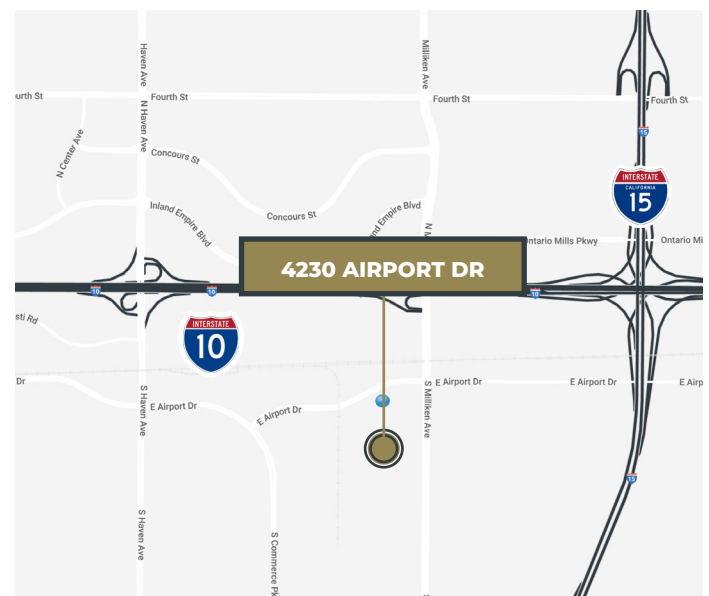
MILLIKEN AIRPORT
BUSINESS CENTER



PROPERTY FEATURES

- ±6,753 SF Industrial Unit Available
- ±1,848 SF Two-story Office Space
- ±995 (1st Floor)
- ±848 (2nd Floor)
- One (1) Ground Level Door (12' X 14')
- One (1) Dock High Door (9' X 10')
- 24' Clear Height
- Fire Sprinklered
- SP Zoning
- 200 Amps, 277/480 Volts, 3 Phase
- Easy Access off 10 Freeway at Milliken Ave
- Vacant and Ready for immediate Occupancy

LOCATION MAP



NOTE

Teaser lease rate shall be subject to review and approval of proposed Lessee's financials by landlord. After teaser lease rate term, base rent shall be adjusted to \$1.45 MG + \$0.15 CAM.



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.

ERIK HERNANDEZ
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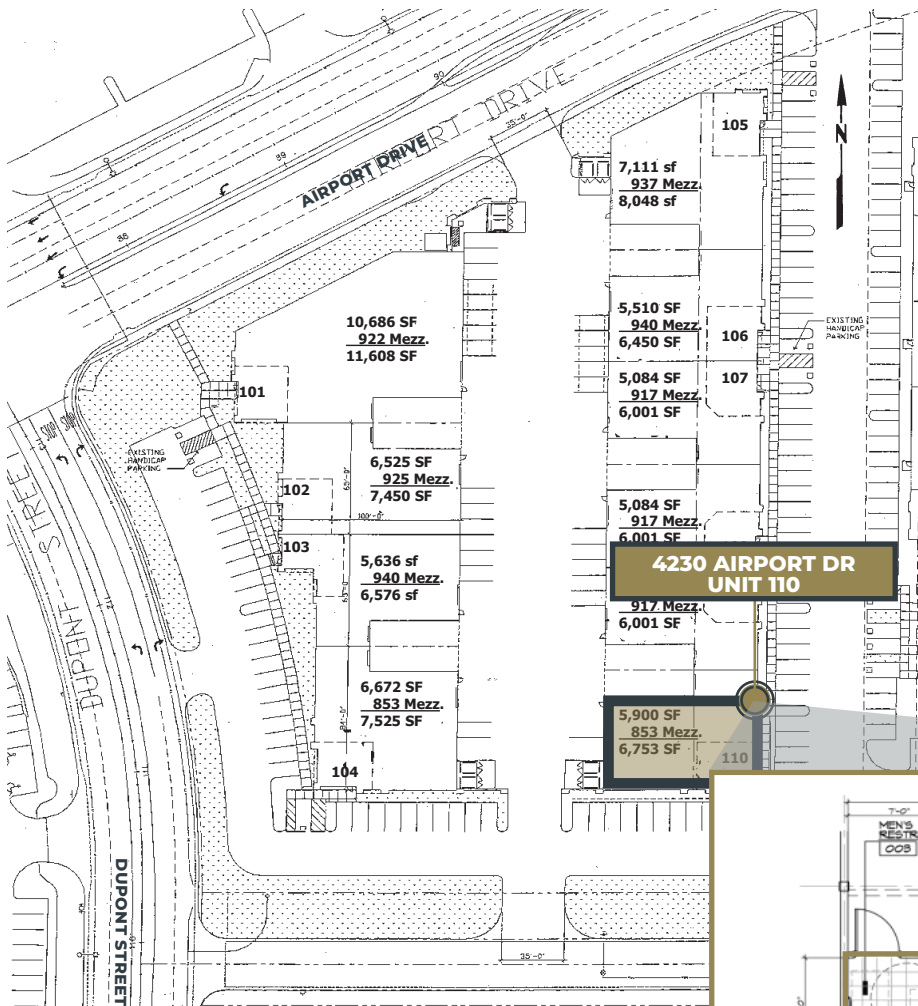
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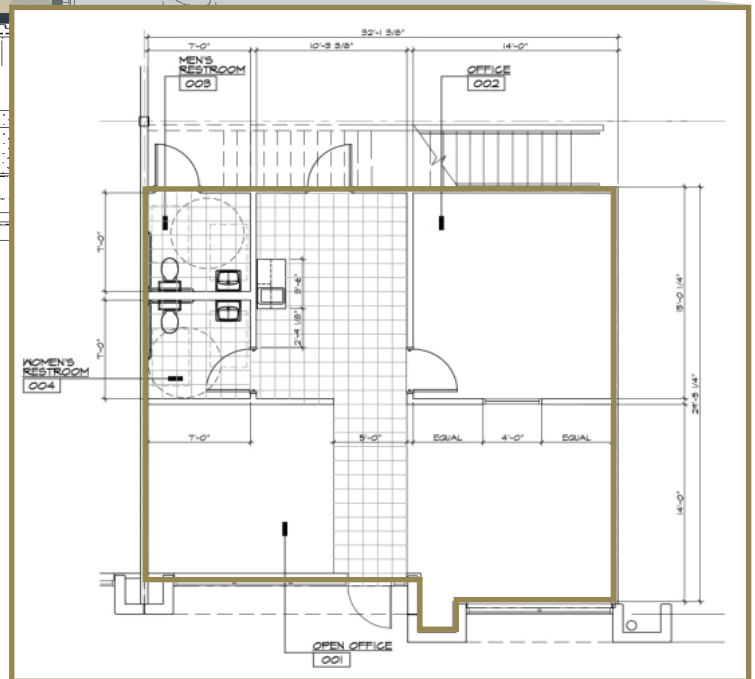
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SITE PLAN



TYPICAL FLOOR PLAN



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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**THE
WAREHOUSE
WHISPERER**

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