

FOR LEASE

±185,529 SF FREESTANDING WAREHOUSE BUILDING

12450

PHILADELPHIA STREET
EASTVALE, CA 91752

VIDEO TOUR

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
ONTARIO

MIKE WOLFE
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DRE #01964686

MICHAEL MCKAY
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DRE #01956932

PROPERTY FEATURES

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- 30' Minimum Clearance Height
- ±6,468 SF Office Area
- Twenty-Five (25) Dock High Doors (9' x 10')
- Four (4) Grade Level Doors (12' x 14')
- Crossdock Loading
- 800 Amp, 277/480 Volt Power (Expandable)
- K-17 ESFR Sprinkler System (Poss. Upgrade to K-25)
- Warehouse Lighting
- 50' x 52' Typical Bay Spacing
- Twenty-Nine (29) Trailer Parking Stalls
- Fully Fenced/Secured Yard
- UP Rail Service Possible
- 2% Skylights
- Mechanically Vented Warehouse Area
- Excellent I-10, I-15 and CA-60 Fwy Access

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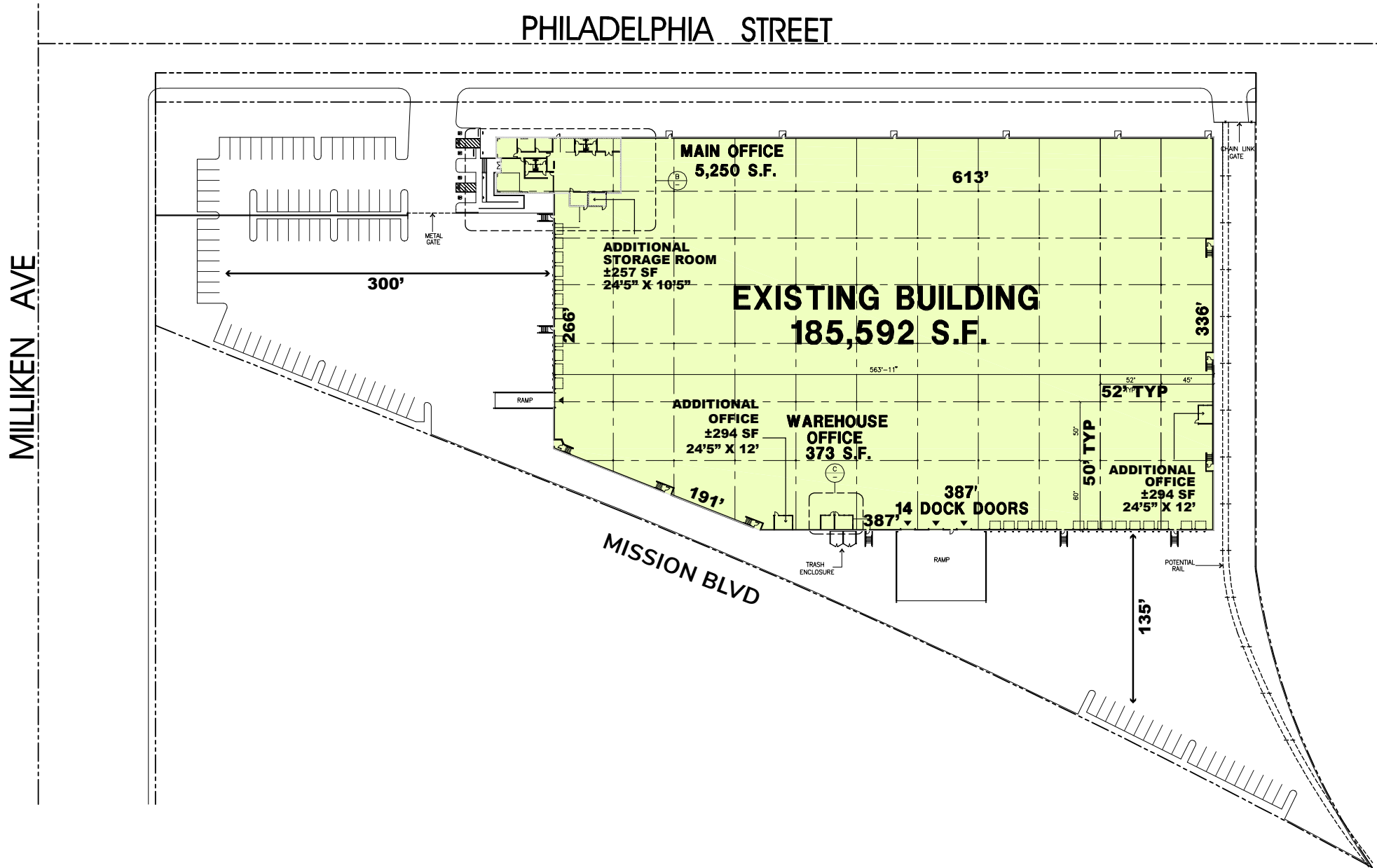
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SITE PLAN

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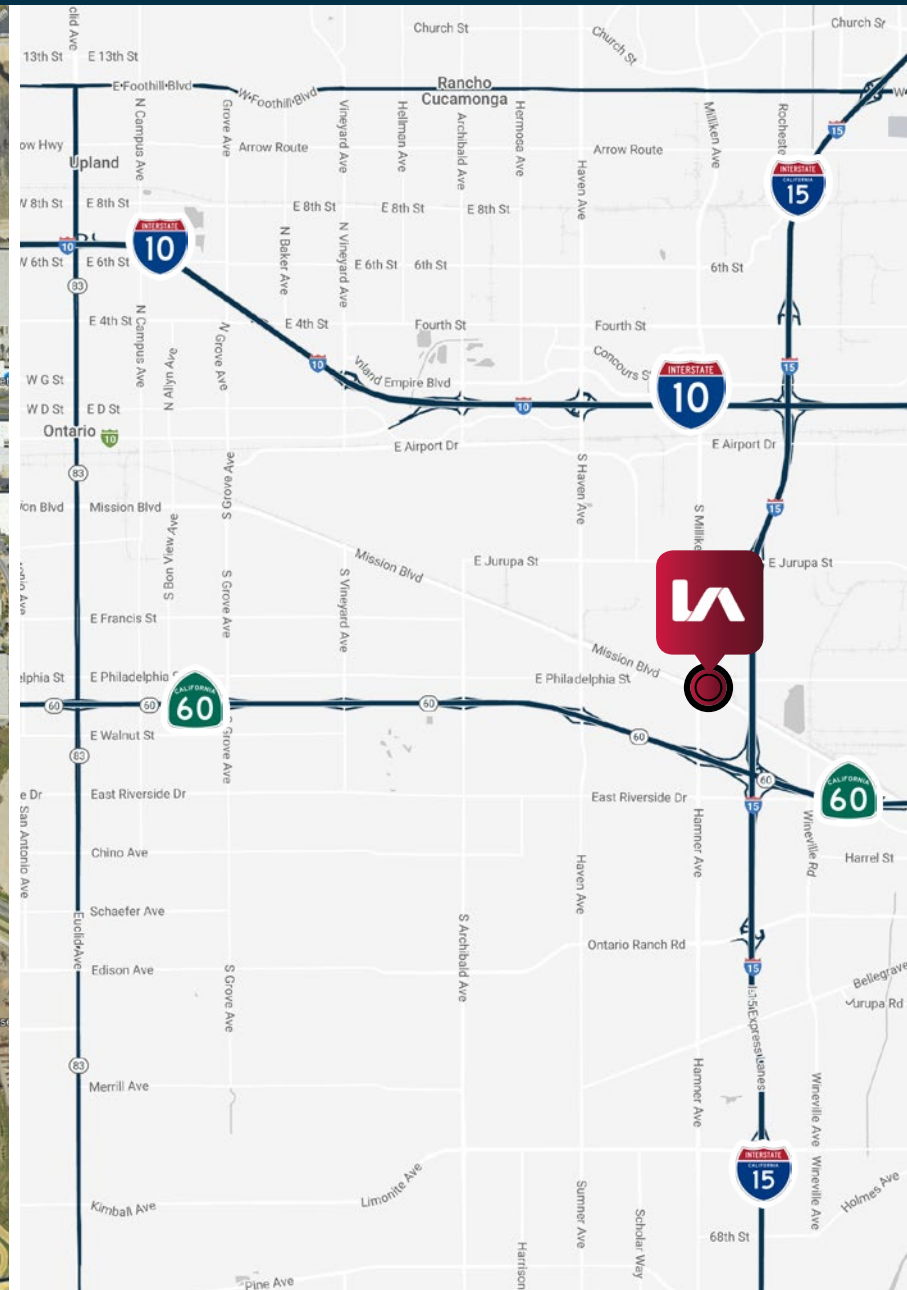
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LOCATION MAPS

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AERIAL PHOTO

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LOCATION DISTANCES

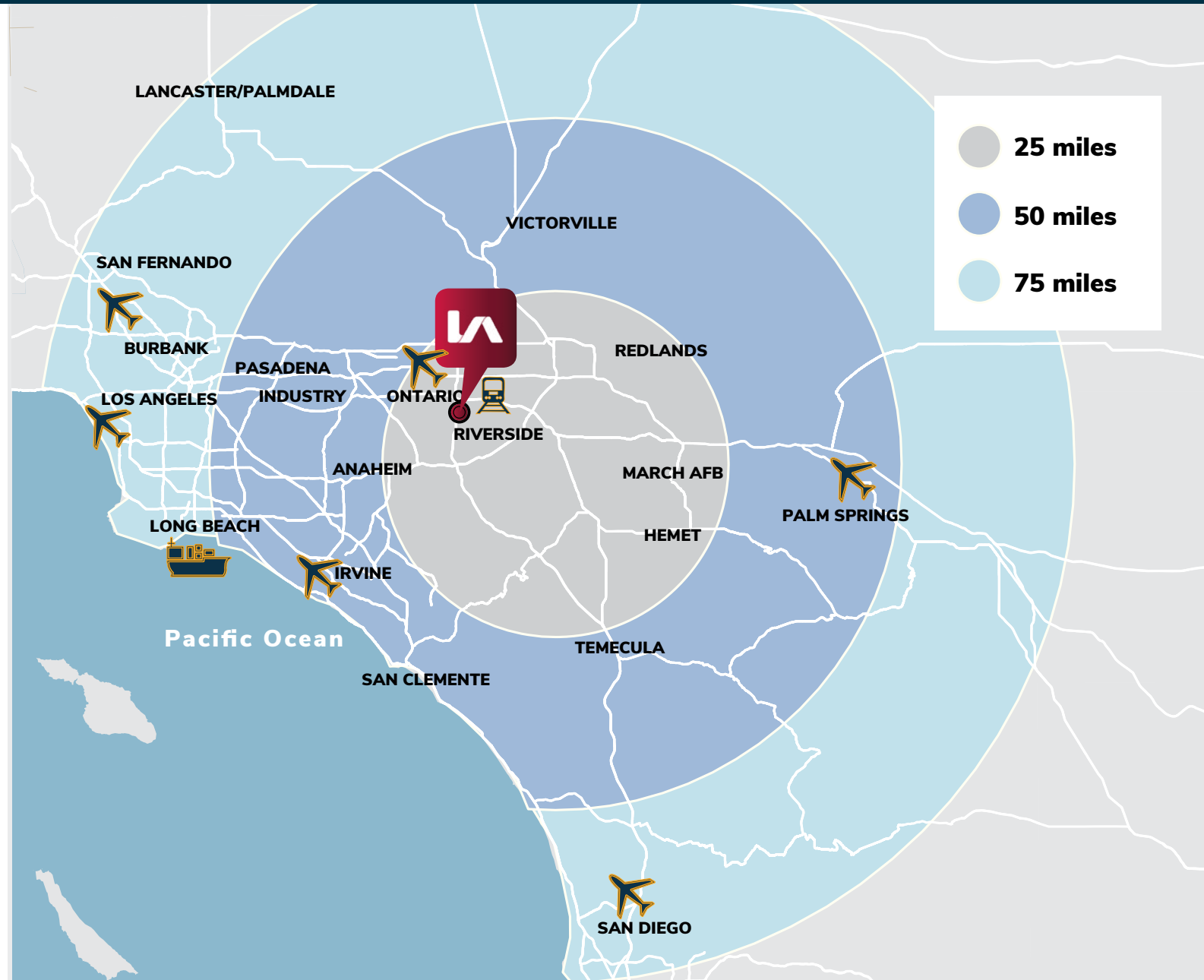
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 **3 MILES**
TO ONTARIO
INTERNATIONAL
AIRPORT

 **57 MILES**
TO LOS ANGELES
INTERNATIONAL
AIRPORT (LAX)

 **60 MILES**
TO LOS ANGELES
& LONG BEACH
PORTS

 **20 MILES**
TO BNSF (SAN
BERNARDINO)



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FOR MORE INFORMATION

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LEE & ASSOCIATES - ONTARIO

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