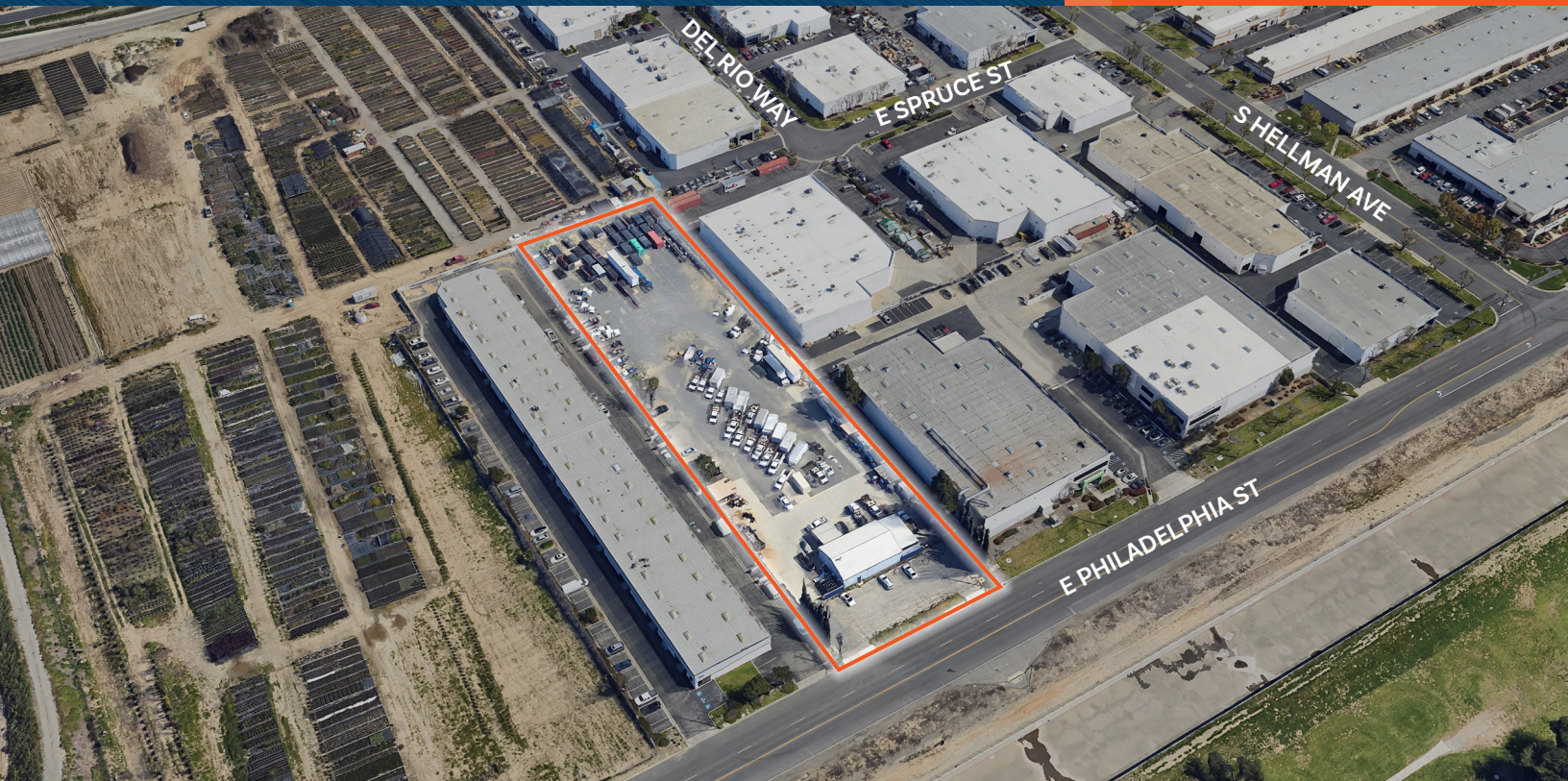


2151 PHILADELPHIA STREET
ONTARIO, CA

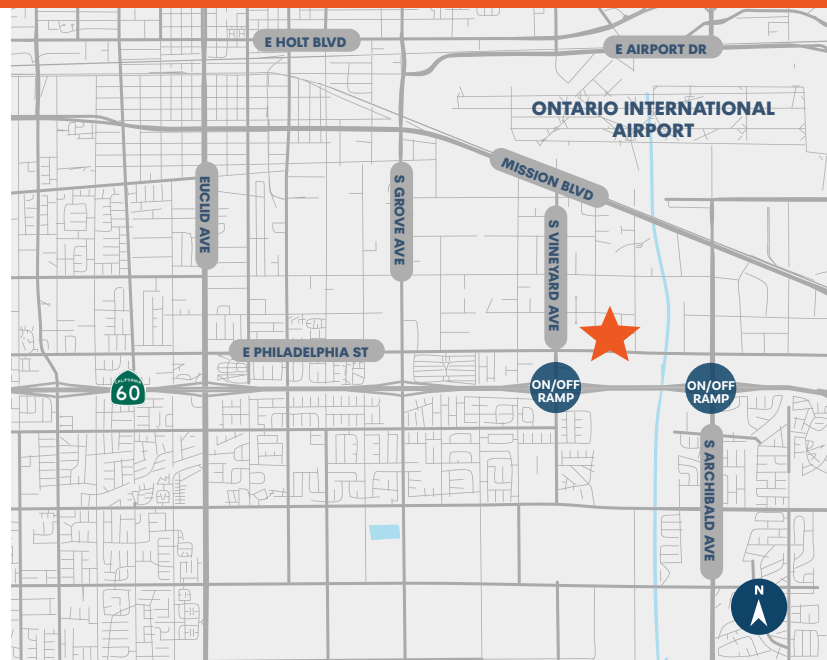
Approved for Trucking / Transportation

±2.4 ACRES
FOR SALE OR LEASE



PROPERTY FEATURES

- » APN: 0113-491-28
- » ±2.4 Acres
- » Partially paved
- » Fully fenced & secured
- » ±1,230 SF refurbished office equipped with a trucker lounge / employee break room, restrooms and private offices
- » ±1,312 SF of enclosed warehousing space with 14' clear and (1) grade level door
- » Five small metal canopies (ranging from 252 SF to 777 SF)
- » Single-meter, 120/240-volt, 3-wire
- » Permitted Uses: Trucking & transportation, contractor's yard, lumber yard
- » Jurisdiction: City of Ontario
- » **Zoning:** IG - General Industrial District



PATRICK WOOD

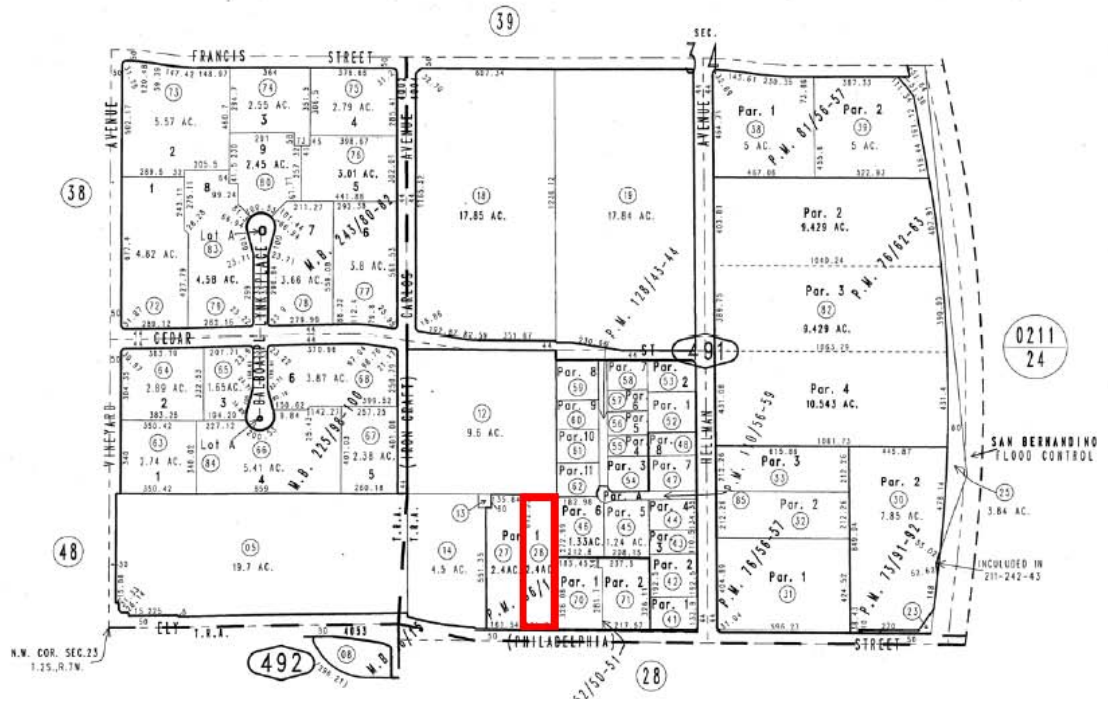
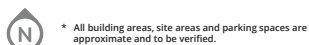
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CHASE BERRY

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**±2.4 ACRES
FOR SALE OR LEASE**



- » Direct Access to the CA-60 freeway
- » **4.1 miles** from the I-15 freeway
- » **4.4 miles** from the I-10 freeway
- » **3.7 miles** from Ontario International Airport



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