



1151 MILDRED ST, UNIT B
ONTARIO CA

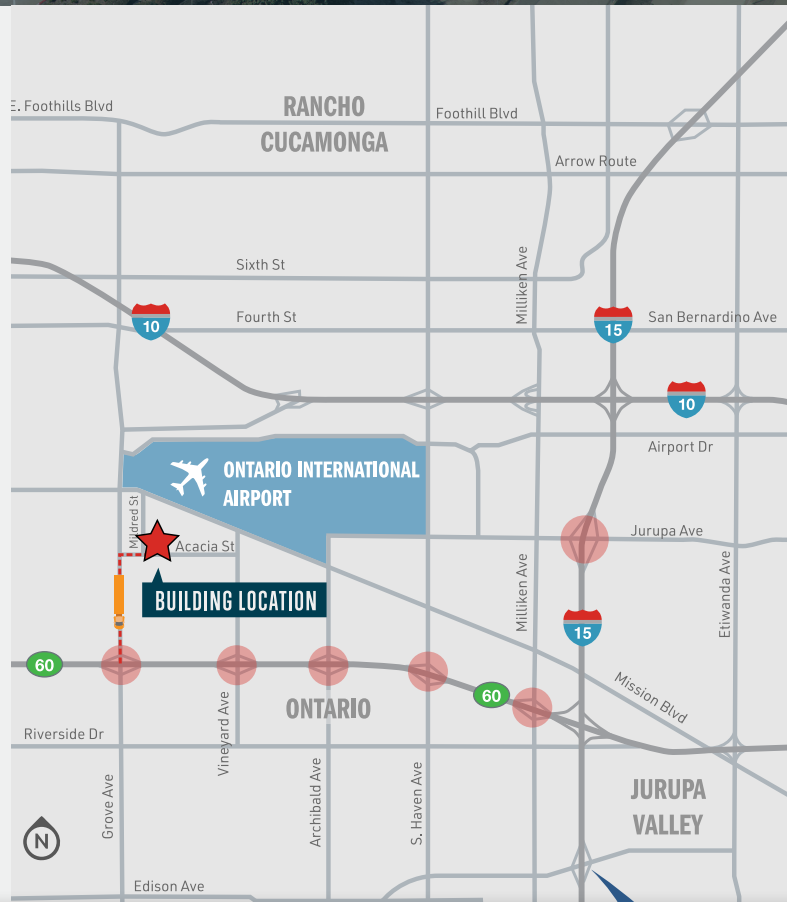
±604,178 SF
AVAILABLE FOR LEASE



PROPERTY FEATURES

- » POL (857,000 SF) building
- » Cross dock loading (L-shaped)
- » ±8,953 SF of total offices
 - ±4,535 SF in the SWC
 - ±1,379 SF at the midway point along the dock line
 - ±3,039 SF in the SEC
- » 81 Dock high loading doors (9' x 10')
 - 56 w/mechanical pit load levelers
 - 22 w/ edge of dock levelers
 - All doors with levelers have shelters, restraints, lights and numbering *
- » 3 Ground level ramp loading doors (12' x 14')
- » 30' Minimum clearance at first column line
- » 18 HVLS fans
- » ESFR Fire sprinkler system (K-22 heads @ 50 PSI)
- » ±195' Fully secured all concrete truck court areas
- » ±87 Trailer storage spaces - outside of dock
- » ±309 Auto parking spaces
- » 2,000 Amps, 277/480 volt, 3 phase 4 wire electrical service *
- » LED Warehouse lighting (motion sensor)
- » 2.5% Skylights
- » 52' x 60' Typical column spacing | 65' speed bays
- » 51 Battery charging outlet locations *
- » Space is fully demised
- » Immediate access to SR-60, I-15 & I-10 freeways

(*) Features and specifications to be confirmed.



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SITE PLAN



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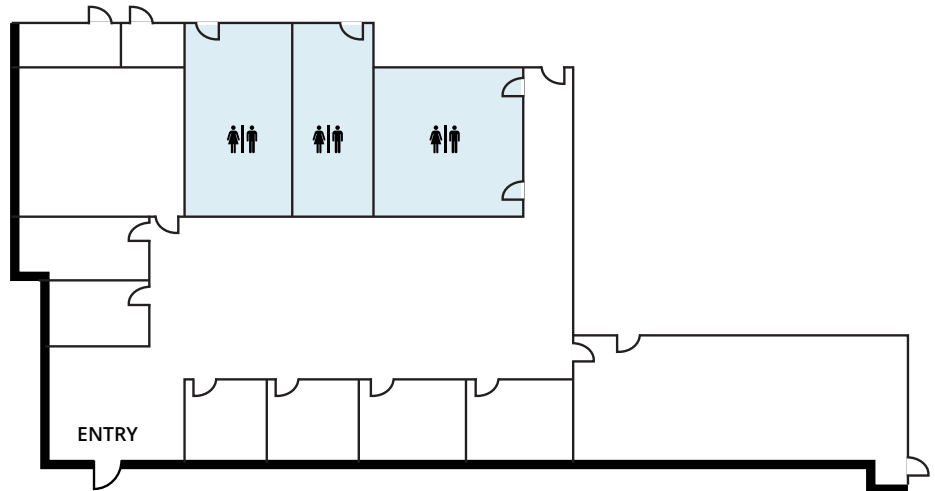


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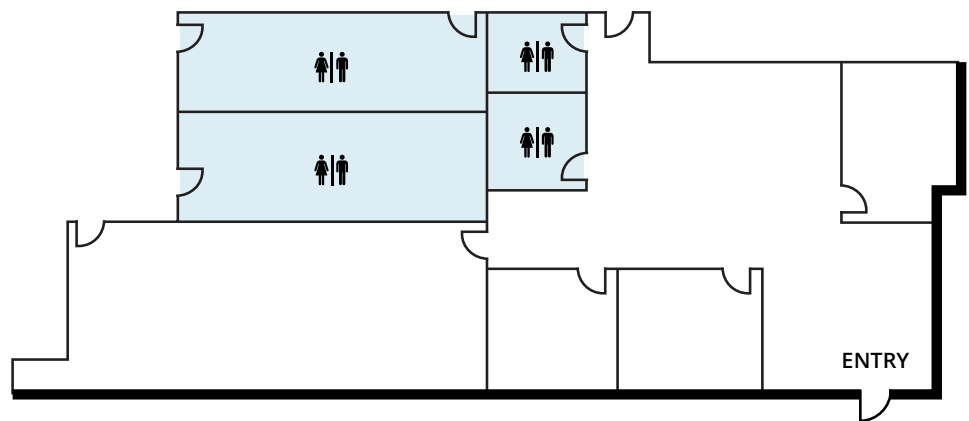
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OFFICE PLANS

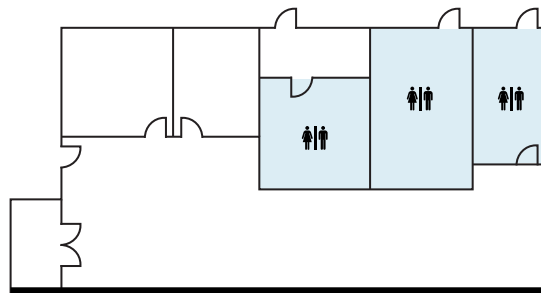
SOUTHWEST CORNER:
±4,535 SF



SOUTHEAST CORNER:
±3,039 SF



SHIPPING OFFICE:
±1,379 SF



**All plans illustrated are approximate and not to scale.*



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MAJOR SURROUNDING CORPORATE NEIGHBORS



LOCATION HIGHLIGHTS



1 mile
to Ontario International
Airport



17 miles
to UPSP Intermodal
Yard - Colton



55 miles
to Ports of Los Angeles
and Long Beach



2 miles
to UPS Air Hub & FedEx
Ontario Hub



21 miles
to BNSF Intermodal
Yard - San Bernardino



57 miles
to Los Angeles
International Airport

** All distances reflected above are approximate*



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