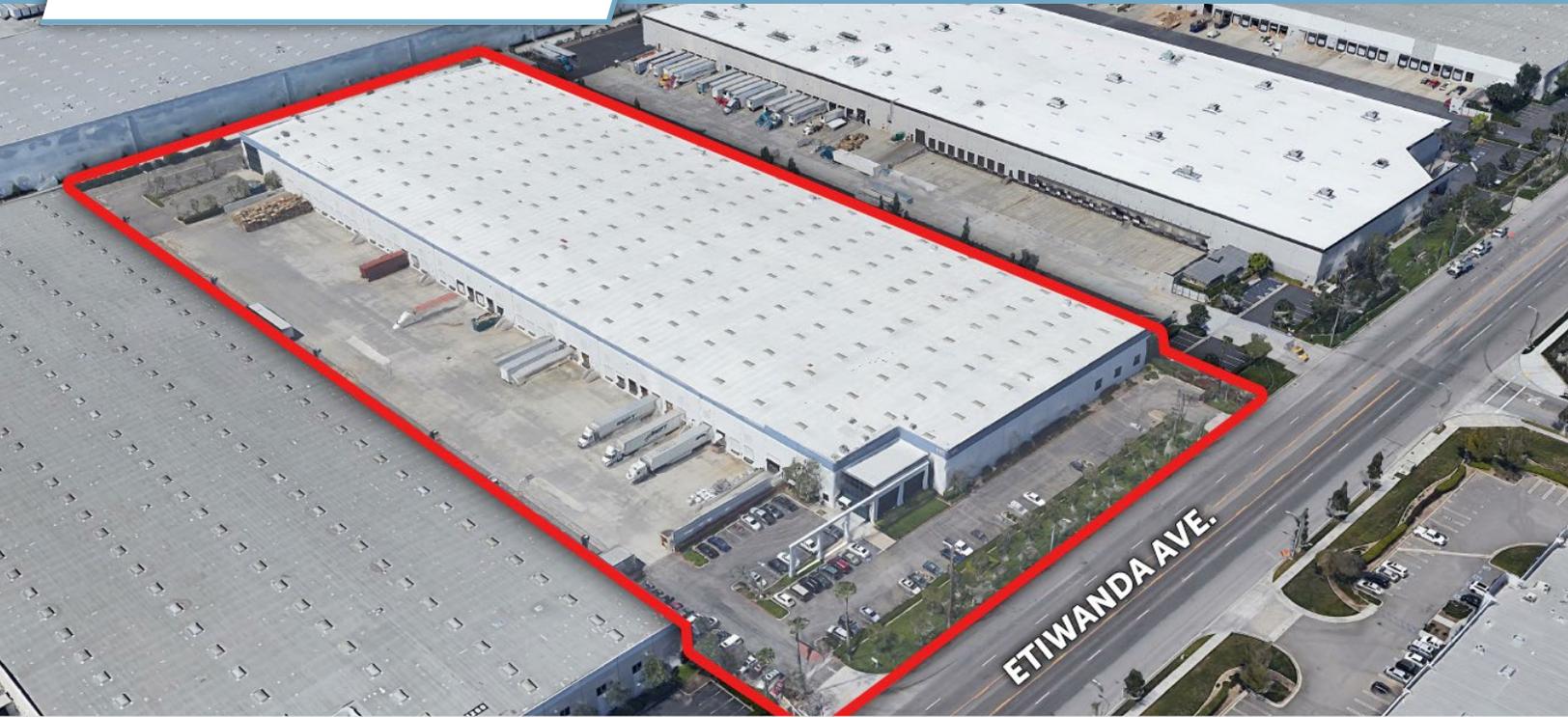


1150 S. ETIWANDA AVE
ONTARIO, CA

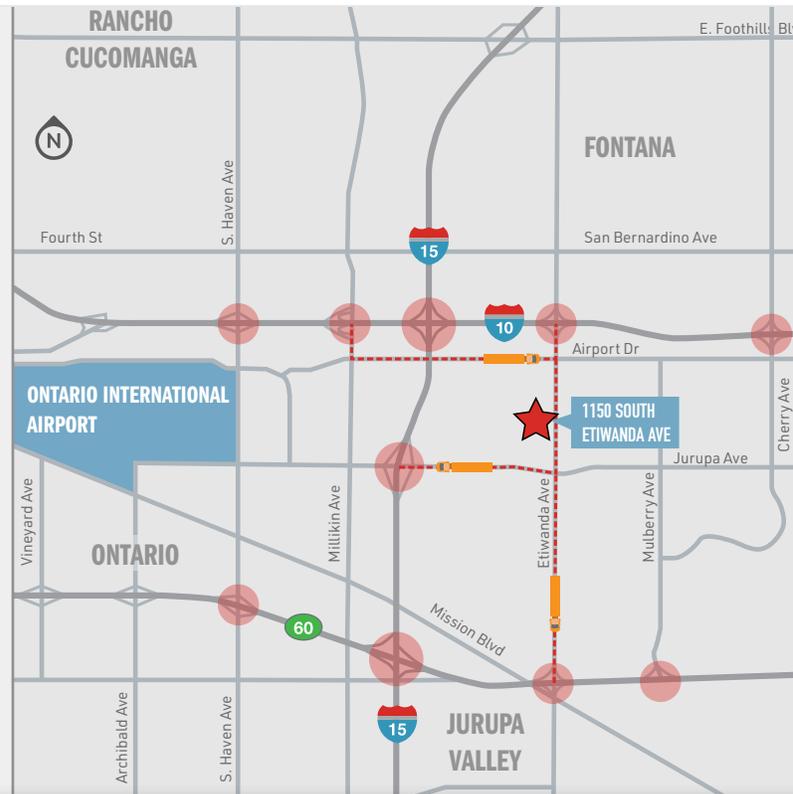
±236,867 SF
AVAILABLE FOR LEASE



BUILDING FEATURES

- » Free Standing Building
- » **±8,598 SF** 2-Story Office Space
 - ±4,479 SF - Southwest Corner
 - ±4,119 SF - Southeast Corner
- » **30'** Minimum Clearance Height
- » **40** Dock High Doors (9' x 10')
 - 20 Doors with edge of dock levelers
 - 17 Doors with mechanical pit load levelers
- » **2** Ground Level Doors (12' x 14')
- » **15** Battery Charging Stations
- » **±150'** Fully Secured Truck Court Area
- » **±260** Auto Parking Spaces
- » **ESFR** Sprinkler System
- » **800 Amp, 277/480 Volt, 3 Phase 4 Wire Power ***
- » **±3 miles** the Ontario Int'l Airport, and on-airport UPS and FedEx Hubs
- » Direct Access to **I-15, I-10, and SR-60** Freeways

**Power to be confirmed*



Ruben Goodsell

License# 01039414
+1 909 467 6883
ruben.goodsell@jll.com

Jeff Bellitti

License# 01232571
+1 909 467 6881
jeff.bellitti@jll.com

Dya Navarrete

License# 02078833
+1 909 467 6875
dya.navarrete@jll.com

Douglas J. Brown

License# 01913265
+1 213-542-8247
dbrown@pc.com

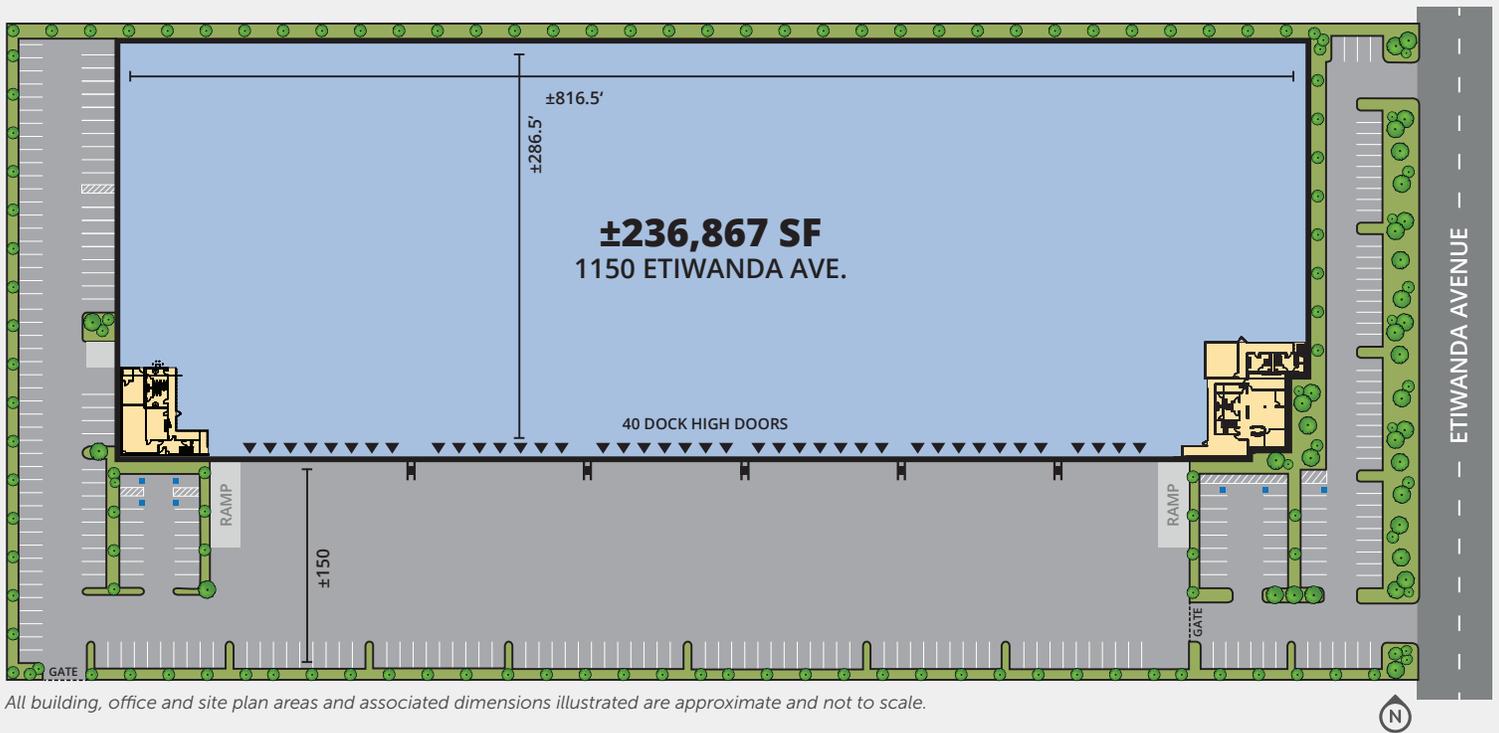
Lincoln

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AVAILABLE FOR LEASE



SITE PLAN



All building, office and site plan areas and associated dimensions illustrated are approximate and not to scale.



Ruben Goodsell
License# 01039414
+1 909 467 6883
ruben.goodsell@jll.com

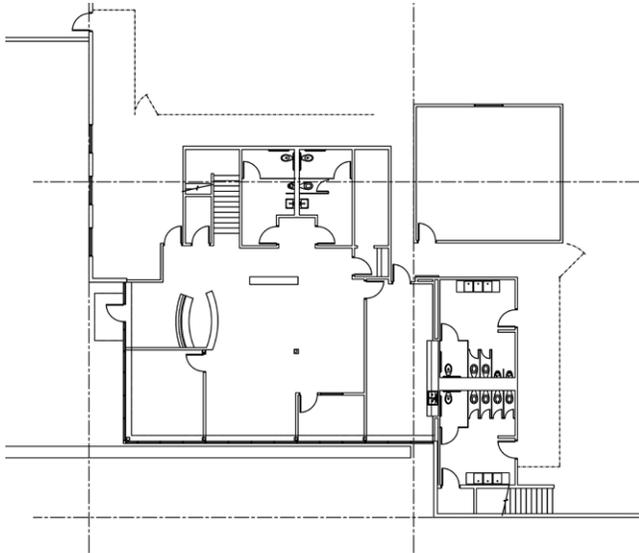
Jeff Bellitti
License# 01232571
+1 909 467 6881
jeff.bellitti@jll.com

Dya Navarrete
License# 02078833
+1 909 467 6875
dya.navarrete@jll.com

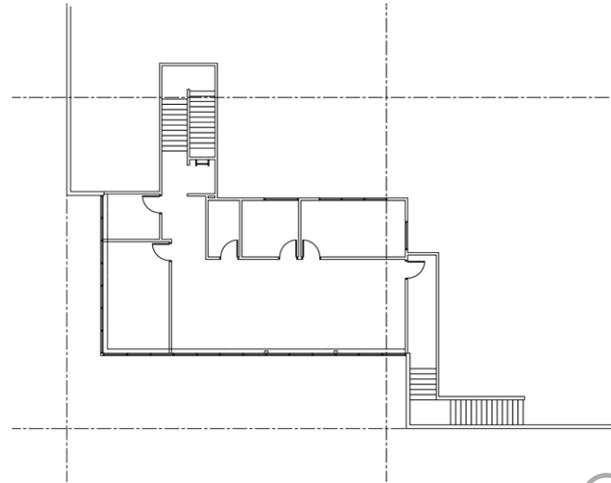
Douglas J. Brown
License# 01913265
+1 213-542-8247
dbrown@pc.com

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SOUTHEAST CORNER OFFICE | ±4,119 SF



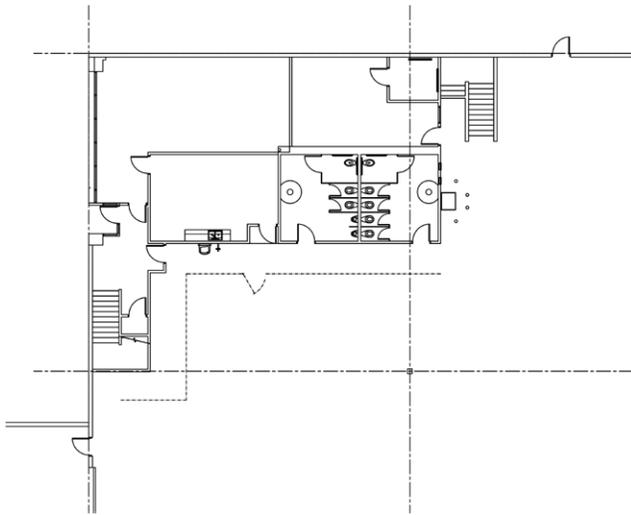
FIRST FLOOR



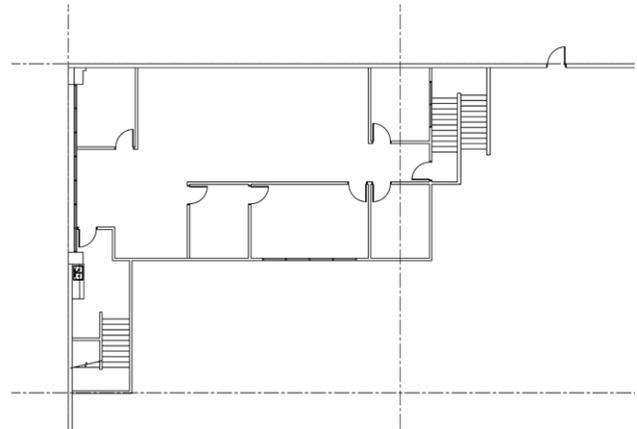
SECOND FLOOR



SOUTHWEST CORNER OFFICE | ±4,479 SF



FIRST FLOOR



SECOND FLOOR



Ruben Goodsell
License# 01039414
+1 909 467 6883
ruben.goodsell@jll.com

Jeff Bellitti
License# 01232571
+1 909 467 6881
jeff.bellitti@jll.com

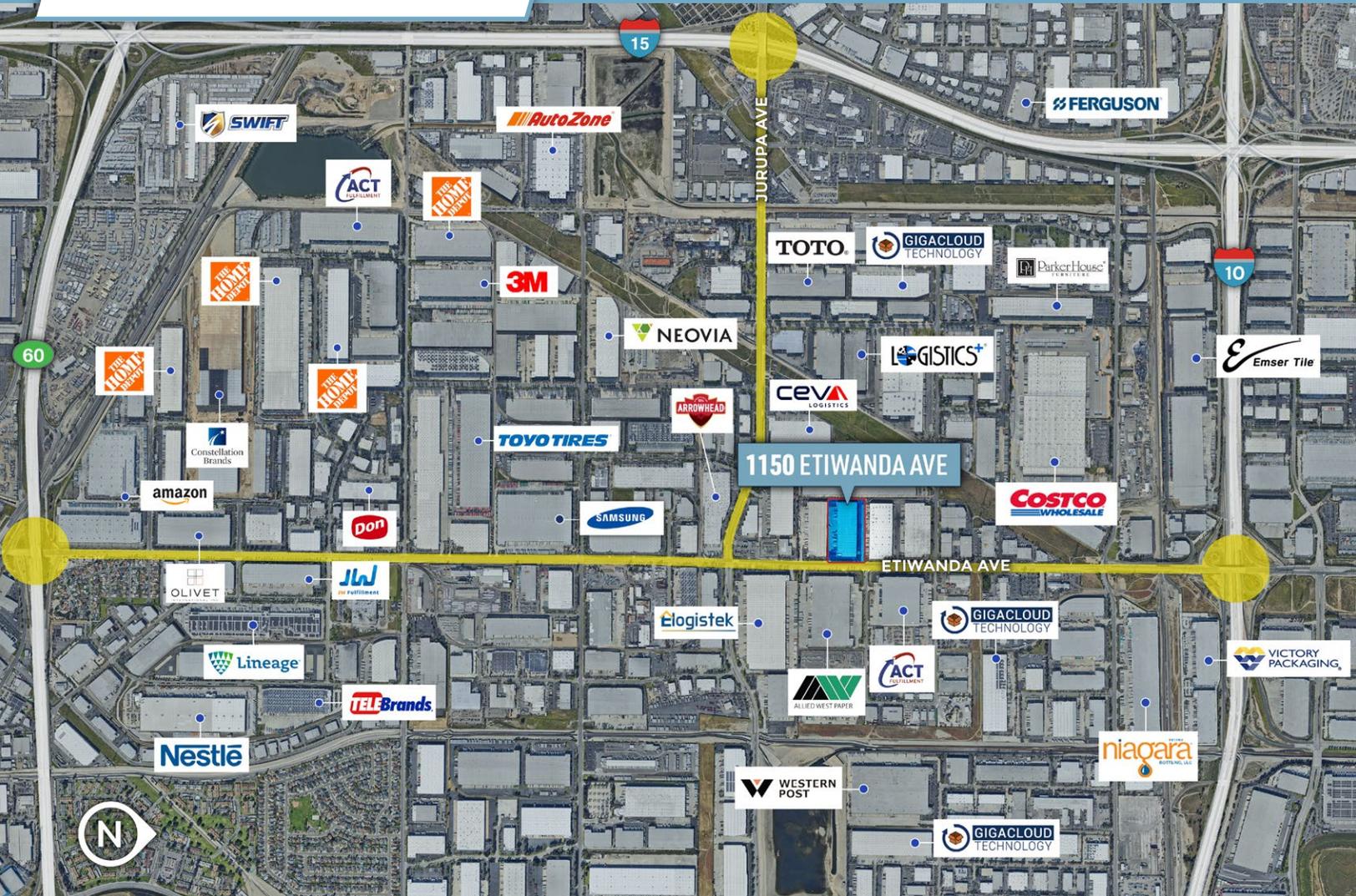
Dya Navarrete
License# 02078833
+1 909 467 6875
dya.navarrete@jll.com

Douglas J. Brown
License# 01913265
+1 213-542-8247
dbrown@pc.com



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AVAILABLE FOR LEASE



LOCATION HIGHLIGHTS



3 miles
to Ontario International
Airport



15 miles
to BNSF Intermodal Yard
- San Bernardino



62 miles
to Ports of Los Angeles
and Long Beach



10 miles
to UPS Intermodal
Yard - Colton



19 miles
to San Bernardino
International Airport



64 miles
to Los Angeles
International Airport

* All distances reflected above are approximate



Ruben Goodsell
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Jeff Bellitti
License# 01232571
+1 909 467 6881
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Dya Navarrete
License# 02078833
+1 909 467 6875
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Douglas J. Brown
License# 01913265
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dbrown@lpc.com



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