



1151 MILDRED ST, UNIT B
ONTARIO CA

±433,359 SF
AVAILABLE FOR LEASE

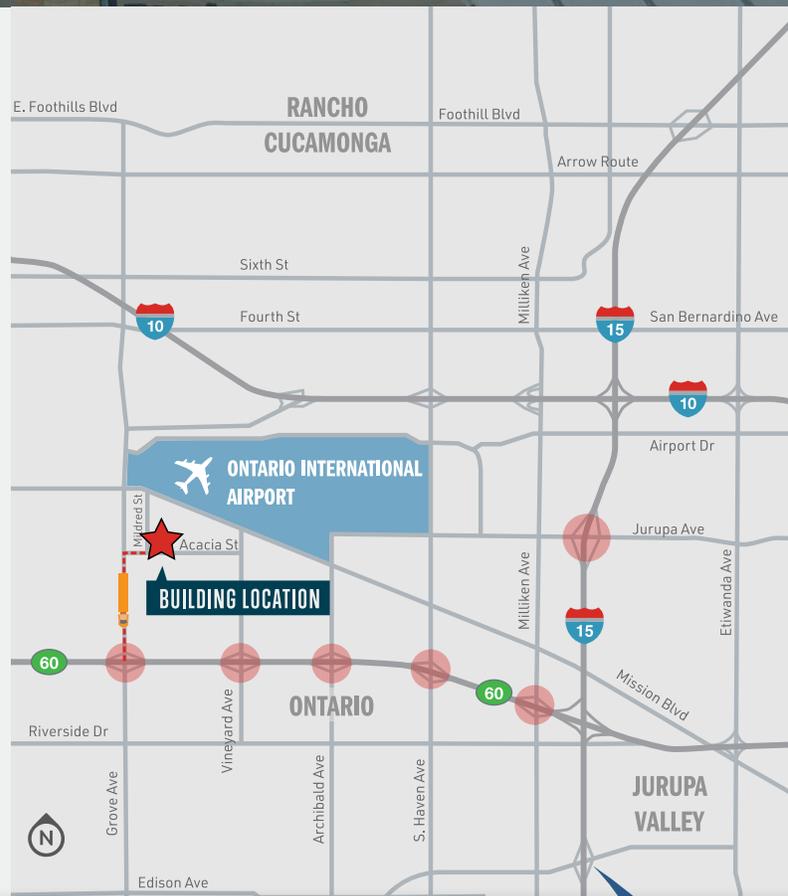


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PROPERTY FEATURES

- » POL (857,000 SF) building
- » ±11,244 SF of total offices
 - ±4,535 SF in the SWC
 - ±1,379 SF at the midway point along the dock line
 - ±5,345 SF in the SEC
- » 58 Dock high loading doors (9' x 10')
 - 43 w/mechanical pit load levelers
 - 14 w/edge of dock levelers
 - All doors with levelers have shelters, restraints, lights and numbering *
- » 2 Ground level ramp loading doors (12' x 14')
- » 30' Minimum clearance at first column line
- » 14 HVLS fans
- » ESFR Fire sprinkler system (K-22 heads @ 50 PSI)
- » ±195' Fully secured all concrete truck court area
- » ±71 Trailer storage spaces - outside of dock
- » ±284 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
- » 46 Battery charging locations *
- » Immediate access to SR-60, I-15 & I-10 freeways

() Features and specifications to be confirmed.*



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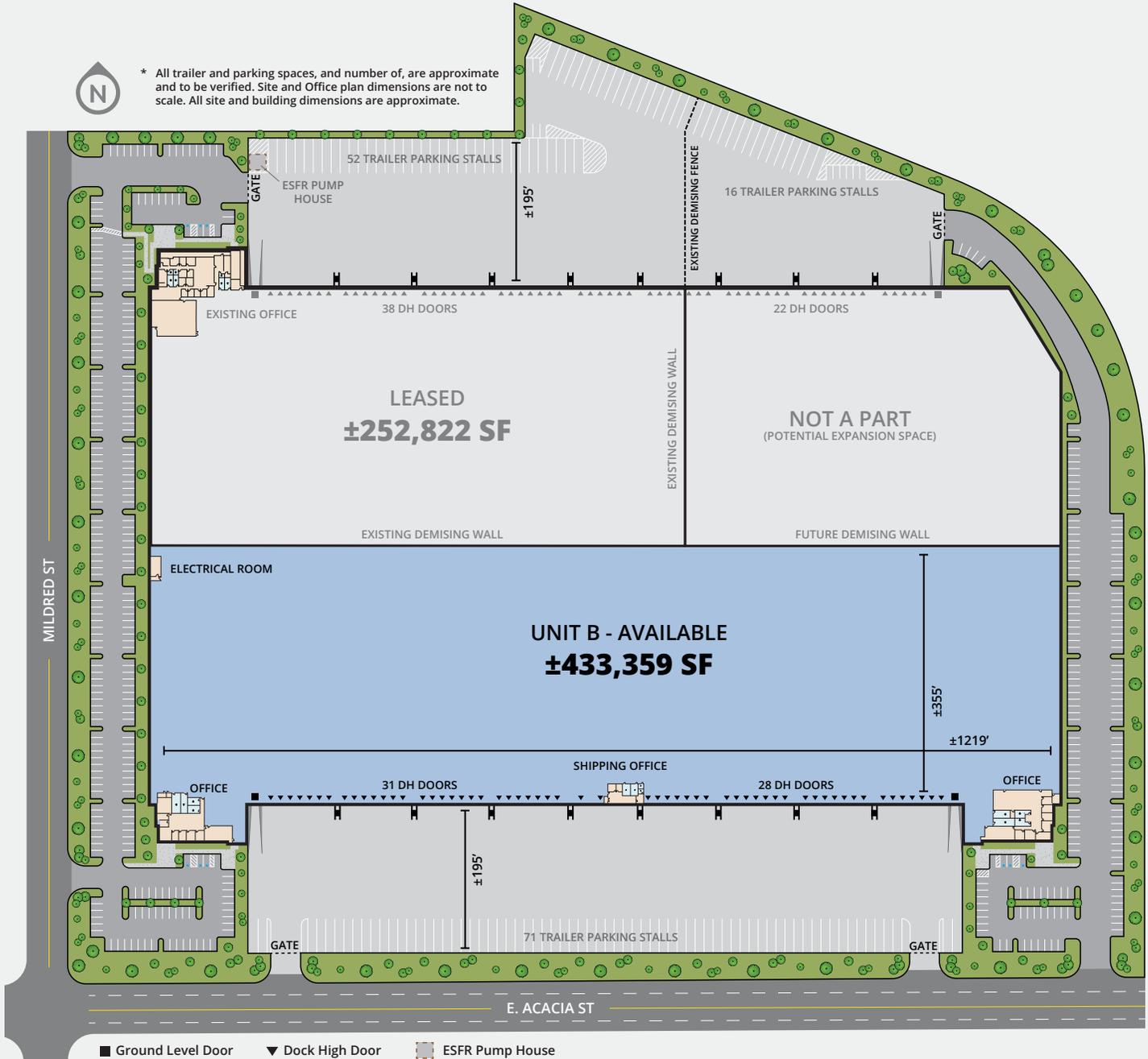
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SITE PLAN



* All trailer and parking spaces, and number of, are approximate and to be verified. Site and Office plan dimensions are not to scale. All site and building dimensions are approximate.



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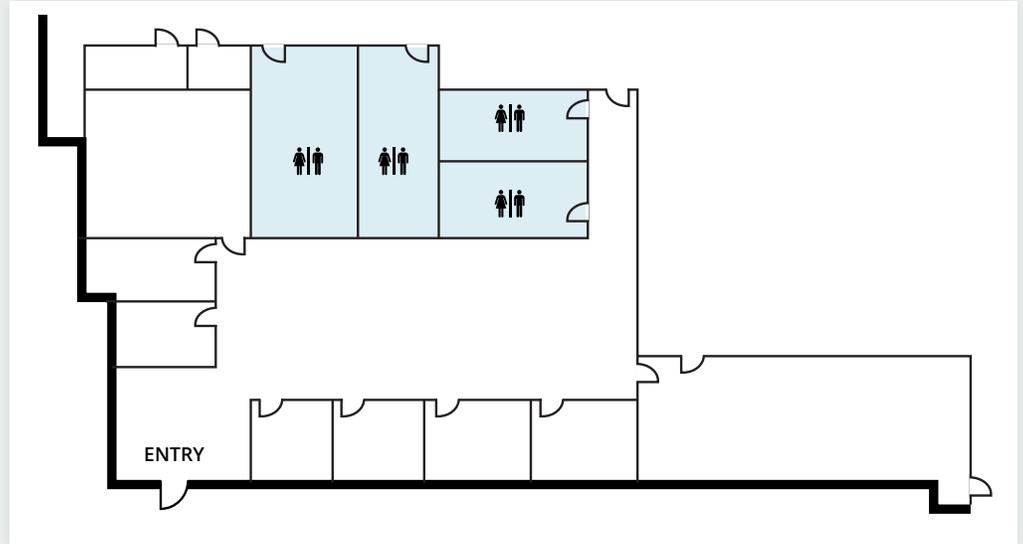


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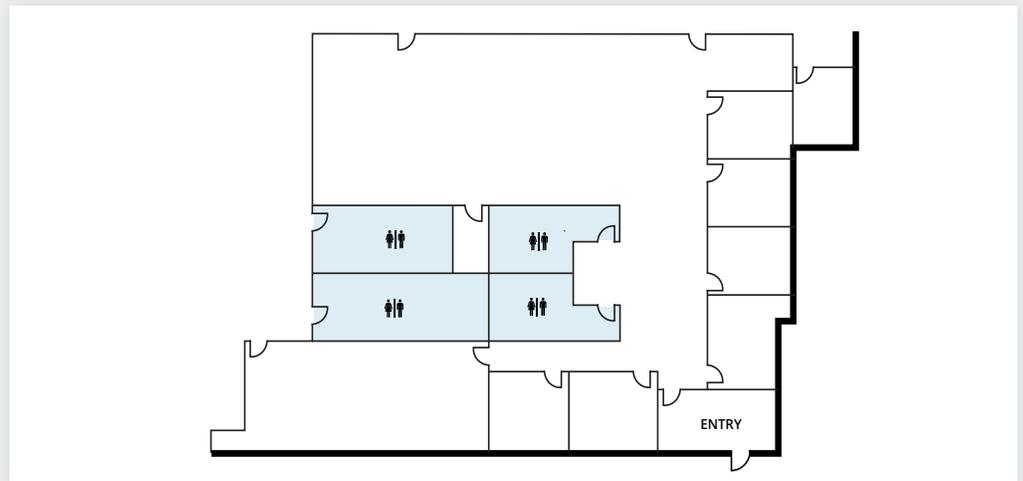
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OFFICE PLANS

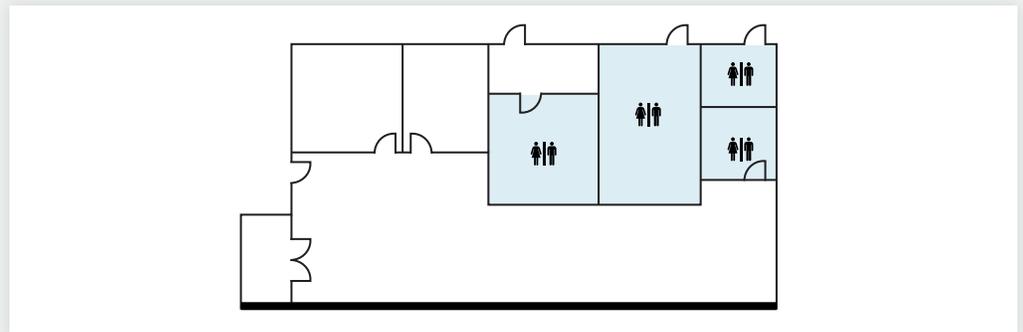
SOUTHWEST CORNER:
±4,535 SF



SOUTHEAST CORNER:
±5,345 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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