

1050

S. DUPONT
AVENUE

ONTARIO, CA

±152,679 SF



AVAILABLE FOR LEASE

BUILDING FEATURES

- » Free Standing
- » Cross Dock Loading
- » ±24' Minimum Clearance Height
- » ±4,473 SF of Planned Single Story Office
- » .60/3,000 GPM Sprinkler System
- » ±206 Auto Parking Spaces
- » 45' x 60' Column Spacing
- » 2 Ground Level Loading Doors (12' x 14')
- » 22 Dock High Loading Doors (9' x 11')
 - 10 with Mechanical Pit Load Levelers
 - 6 Levelers in the Northerly Side / 4 Levelers in the Southerly Side
- » ±200 Amps, 277/480 3 Phase 4 Wire Power (Northerly Side)*
- » ±2,000 Amps, 277/480 3 Phase 4 Wire Power (Southerly Side)*
- » ±130' Fully Secured Truck Court Areas
- » UP Rail Service Possible (No Dock Access)
- » LED Motion Sensor Warehouse Lighting
- » Turn-Key Building
- » ±7.0 Acre Site
- » Rail Industrial Zoning (Industrial, 0.55 FAR)
- » New Roof Coating & Office HVAC Units

(* expandable – application with utility provider necessary)

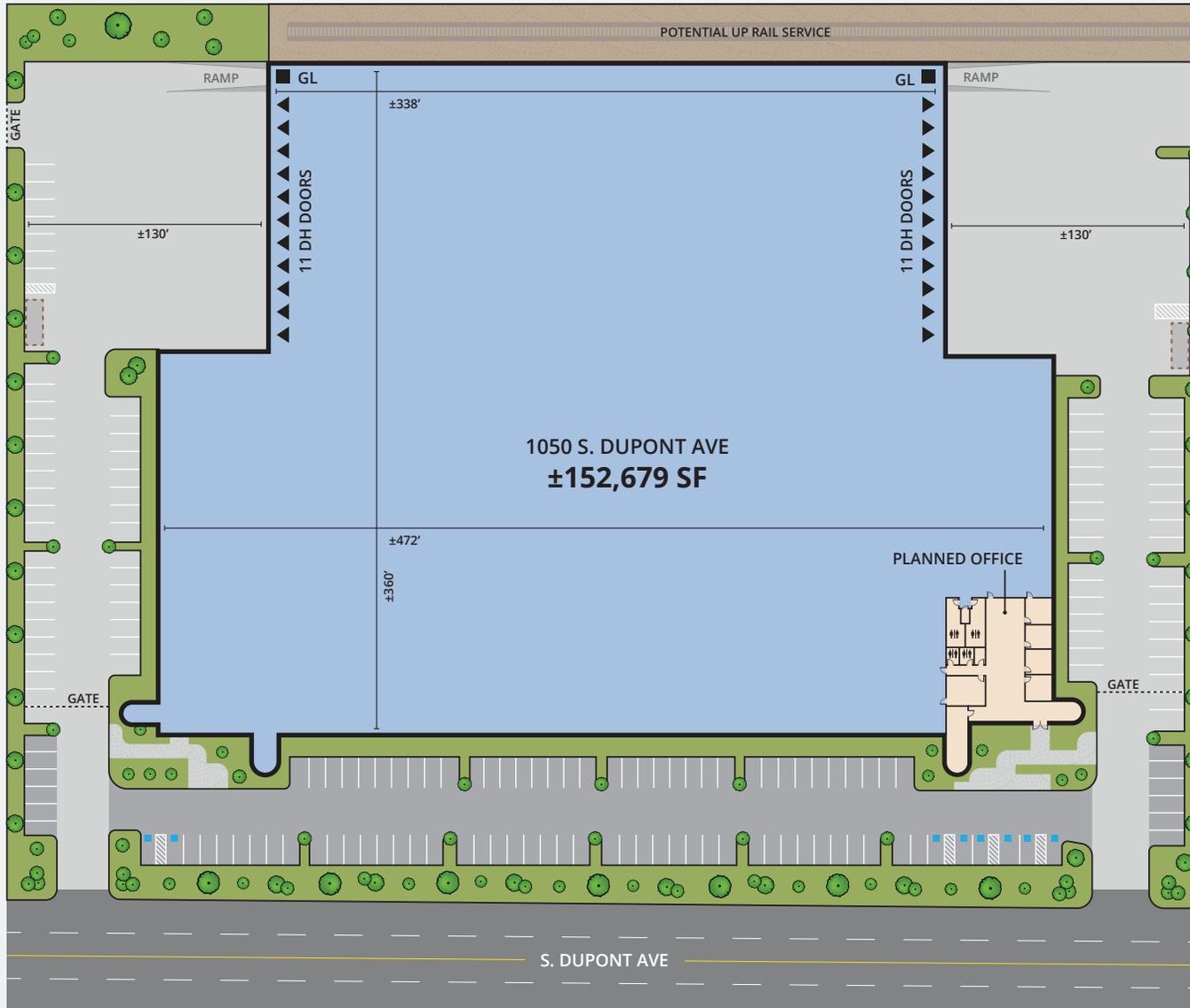
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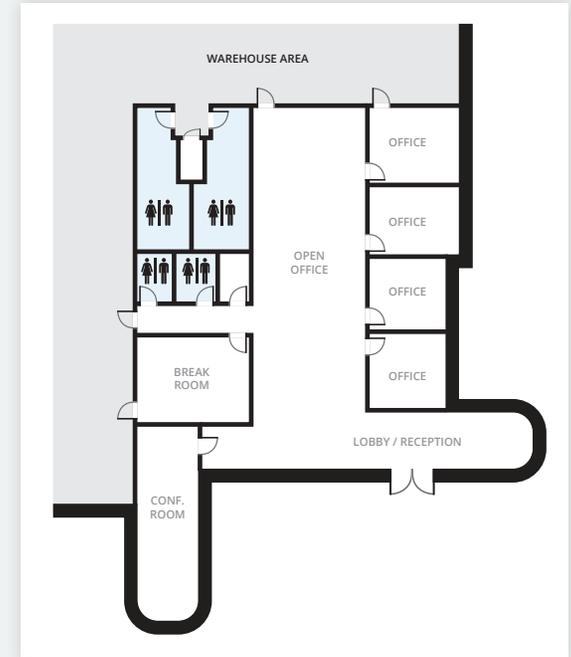
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OFFICE PLAN - ±4,473 SF



* All building, site and parking areas are approximate and to be verified.

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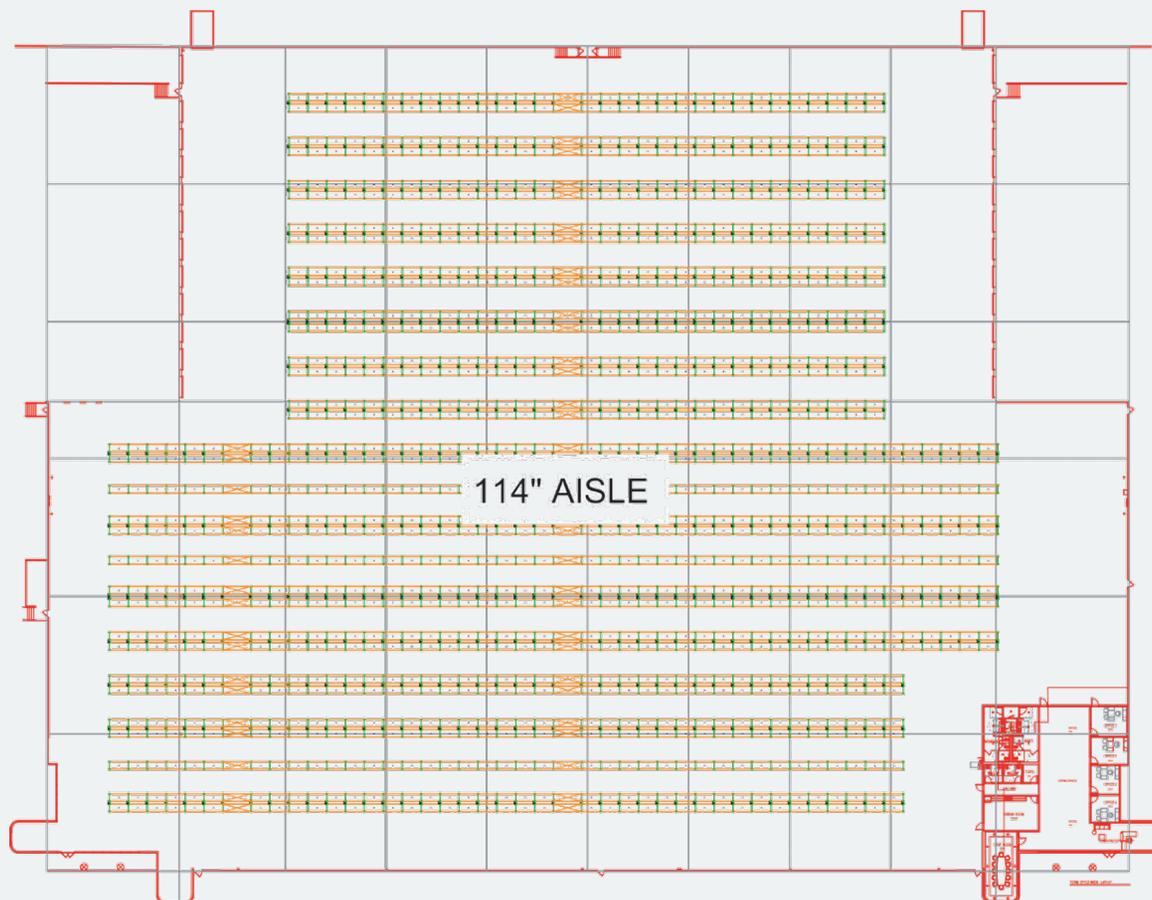
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RACKING PLAN



RAYMOND WEST
INTRALOGISTICS SOLUTIONS

For more information, contact:

Greg Hanoian
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No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

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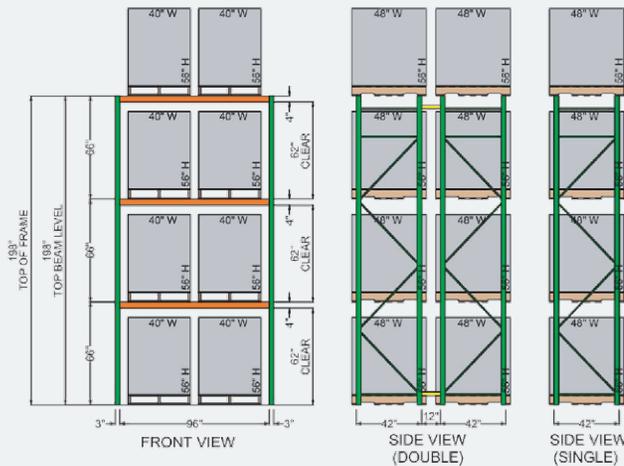
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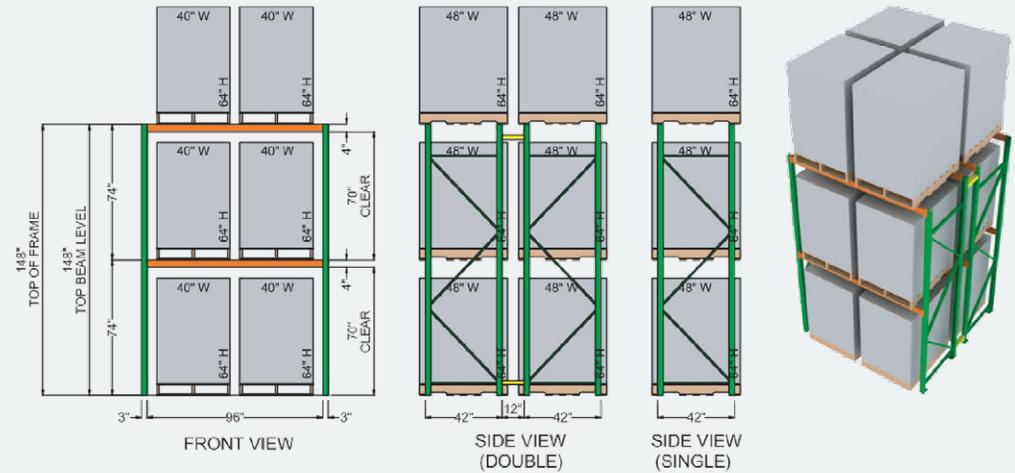
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RACKING PLAN



56" Tall Pallets, 24' Clear Height
9,844 Total Pallet Positions



64" Tall Pallets, 24' Clear Height
7,308 Total Pallet Positions

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LOCATION HIGHLIGHTS

- » Immediate Access to the I-10, I-15 and CA 60 Freeways
- » Immediate Proximity to Ontario Int'l Airport
- » Located within the Prestigious California Commerce Center



1 mile to I-15 freeway access
1.2 miles to I-10 Freeway



17.5 miles to B.N.S.F San Bernardino Intermodal Yard



1.5 miles to Ontario International Airport



58 miles to LAX Int'l Airport



2 miles to UPS on airport Ontario Regional Air hub



61 miles to Port of Long Beach / Los Angeles



2.5 miles to FedEx Ontario hub



110 miles to Port of San Diego



12 miles to Union Pacific West Colton Yard

ZONING INFORMATION

- » **Specific Plan:** California Commerce Center
- » **Land Use Designation:** Rail Industrial
- » **Land Use Plan:** Industrial (0.55 FAR)

[VIEW SPECIFIC PLANS](#)

[INTERACTIVE ZONING MAP](#)

