



**1151 MILDRED ST, UNIT B**  
ONTARIO CA

**±433,359 SF**  
AVAILABLE FOR LEASE



## 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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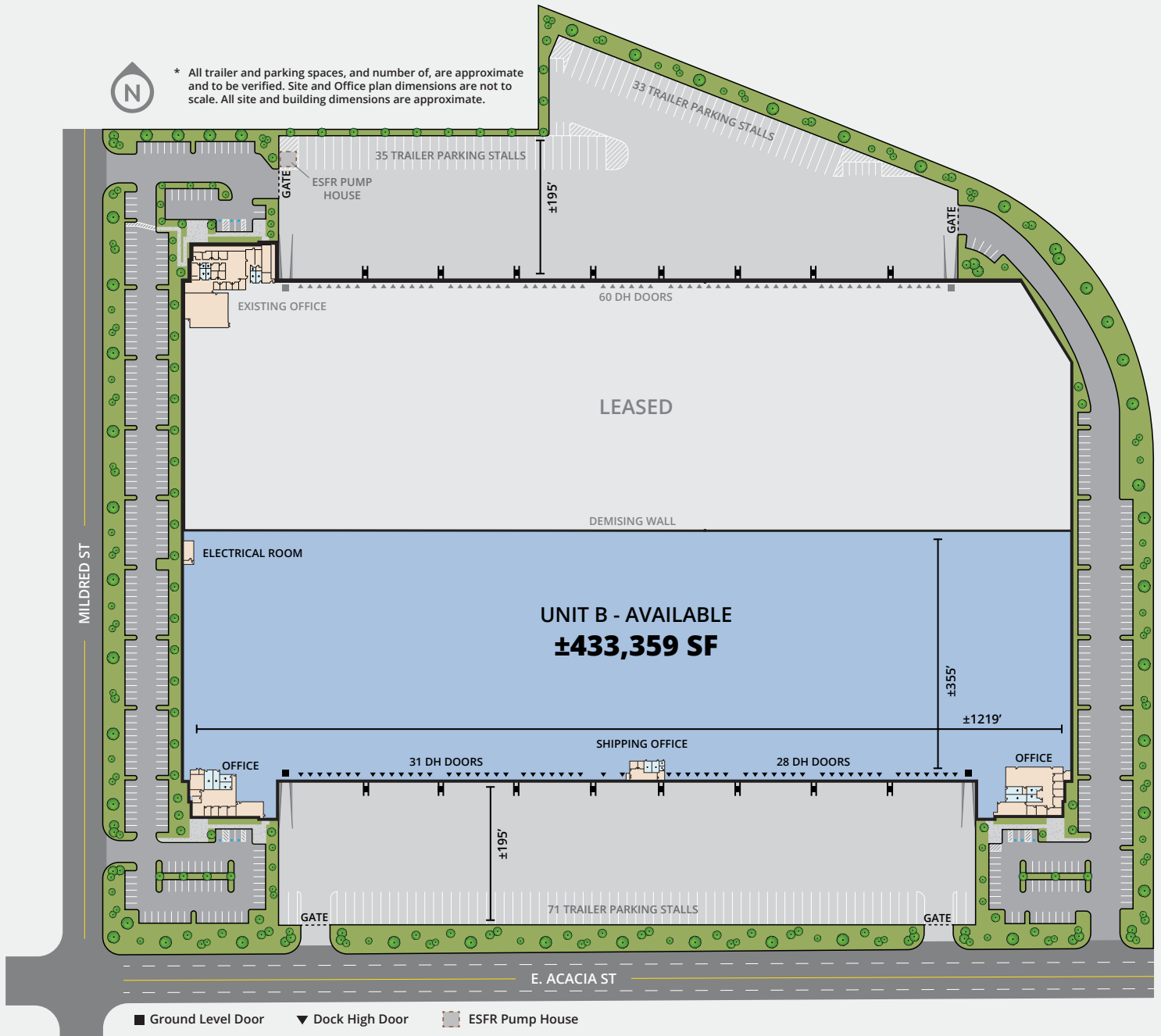




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**SITE PLAN**



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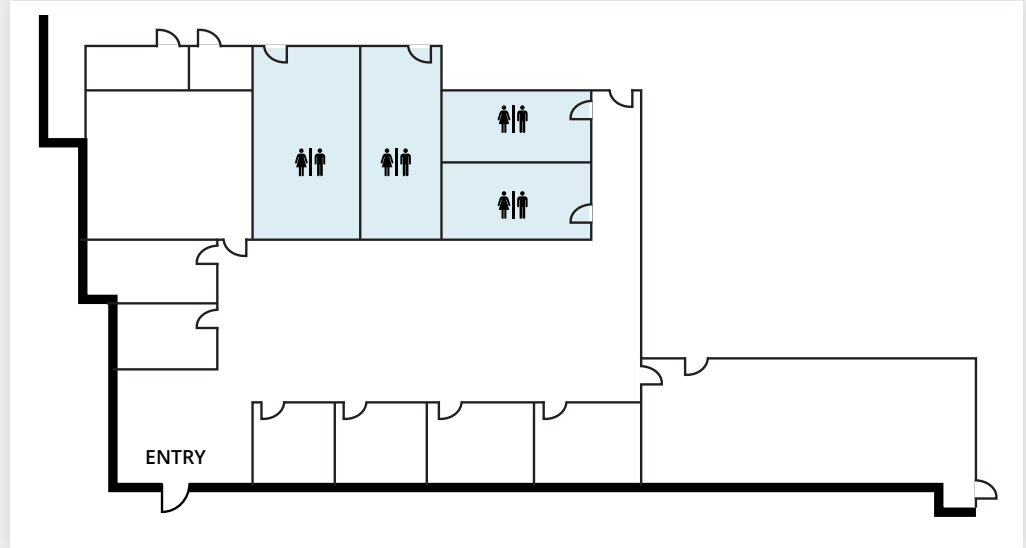


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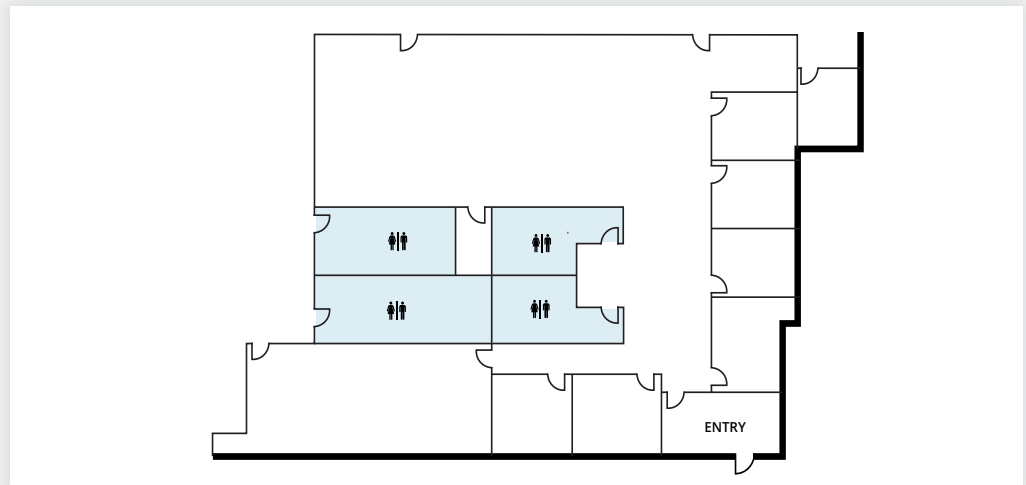
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**OFFICE PLANS**

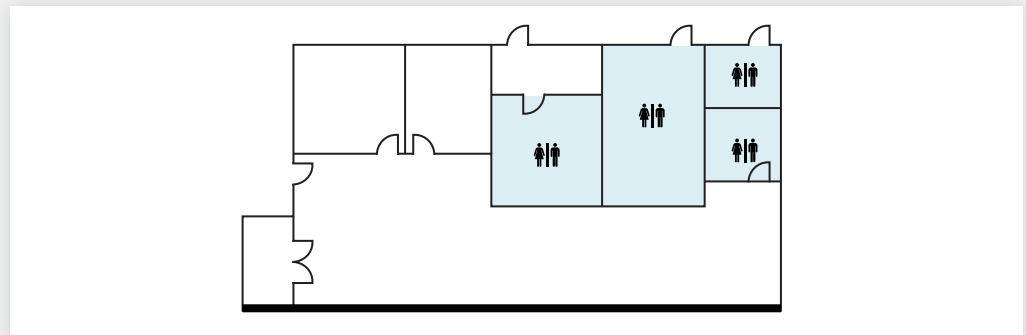
**SOUTHWEST CORNER:**  
**±4,535 SF**



**SOUTHEAST CORNER:**  
**±5,345 SF**



**SHIPPING OFFICE:**  
**±1,379 SF**



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



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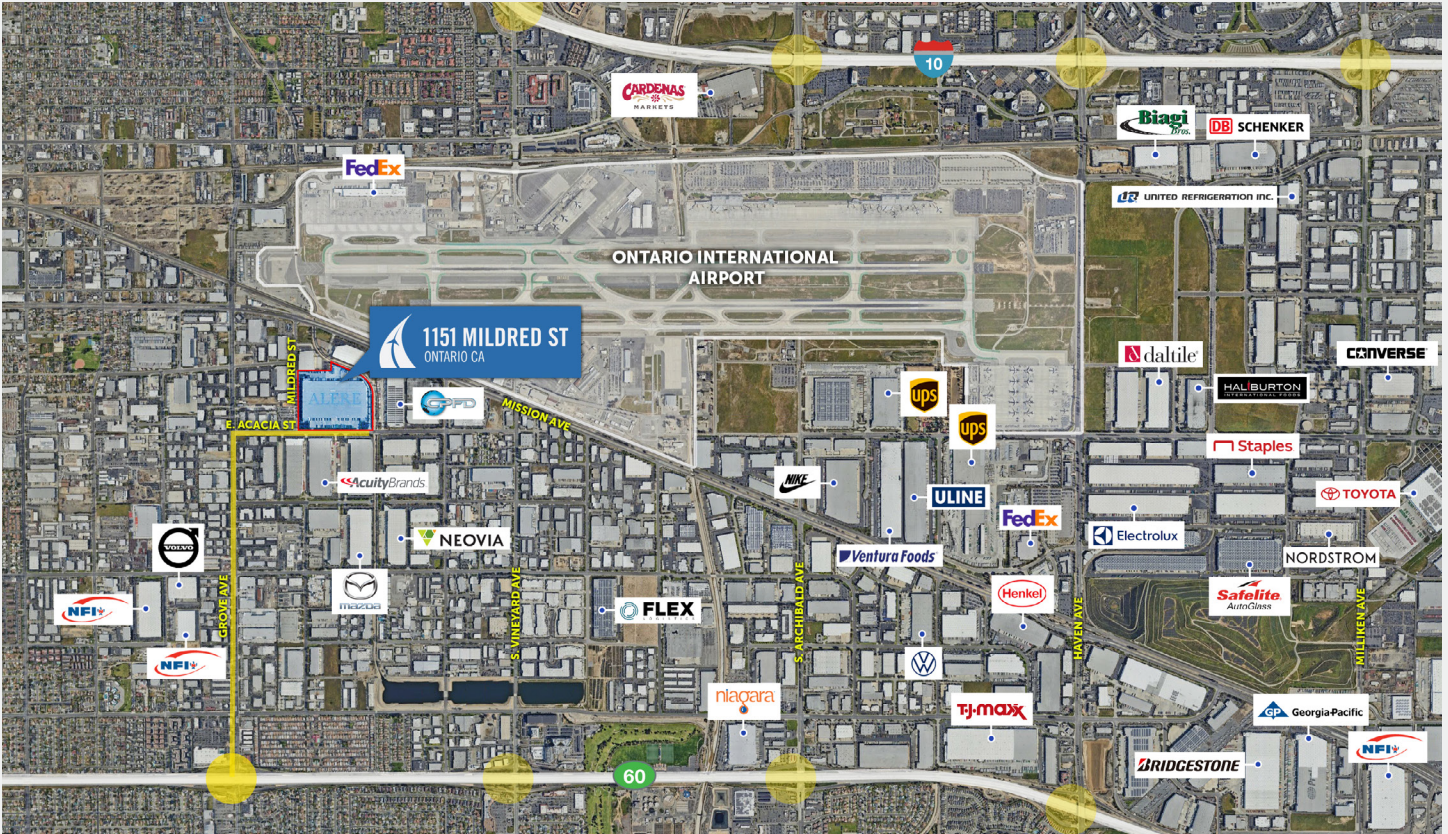
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**MAJOR SURROUNDING CORPORATE NEIGHBORS**



**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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