

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 *
- » **LED** Warehouse Lighting
- » **±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



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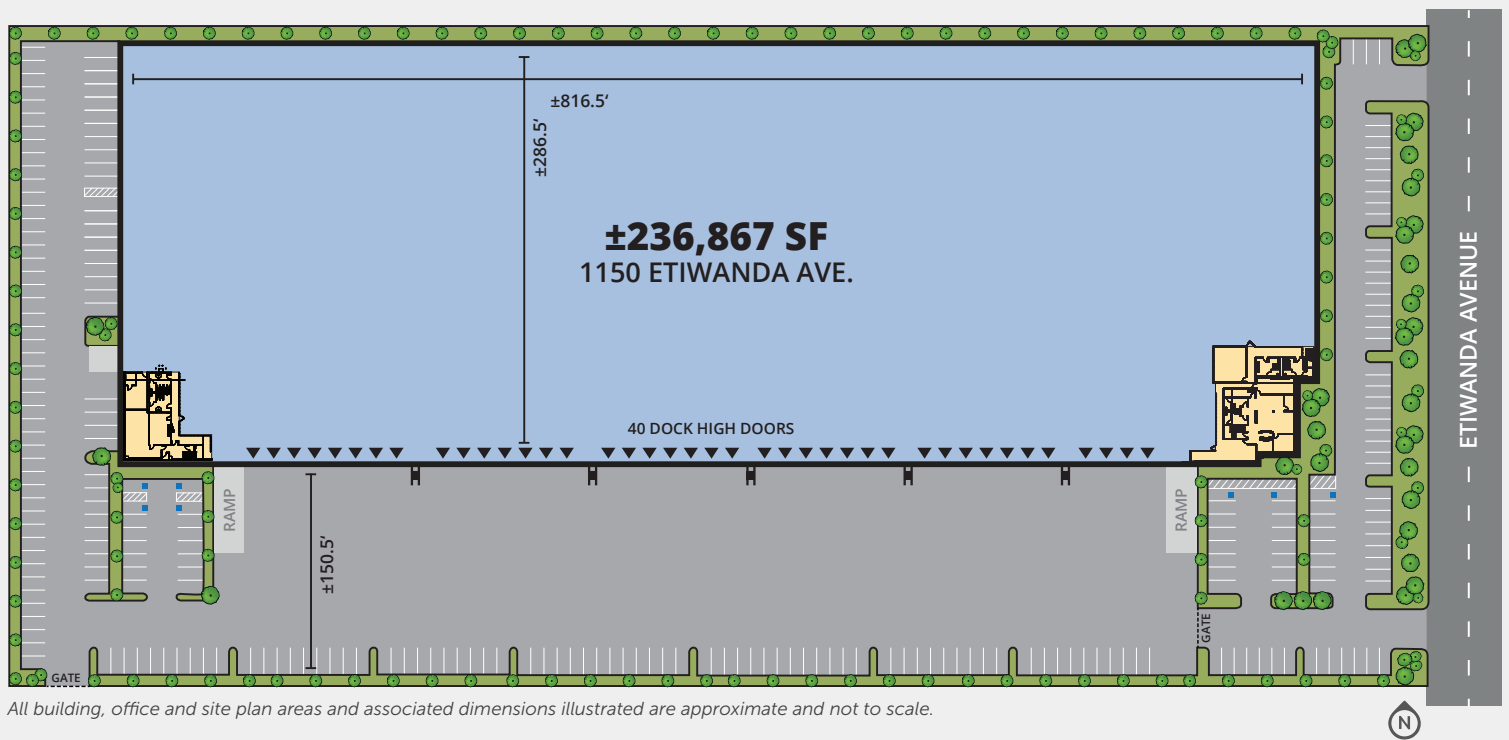
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SITE PLAN



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



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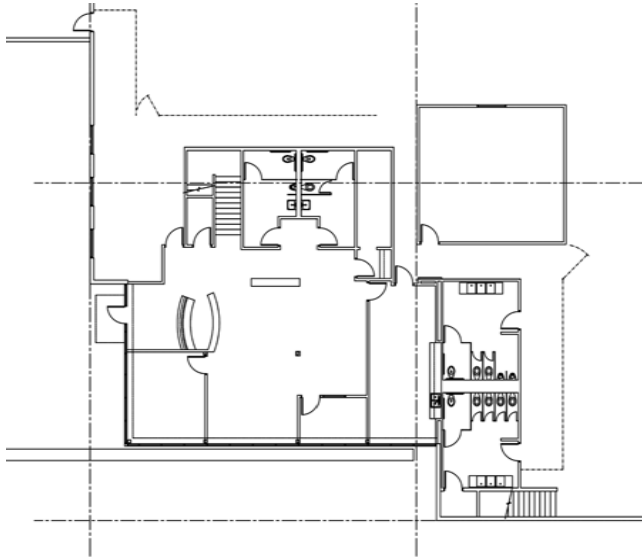
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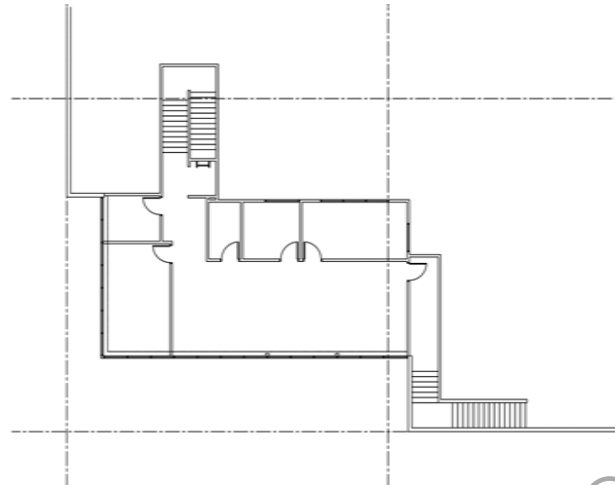
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SOUTHEAST CORNER OFFICE | ±4,119 SF



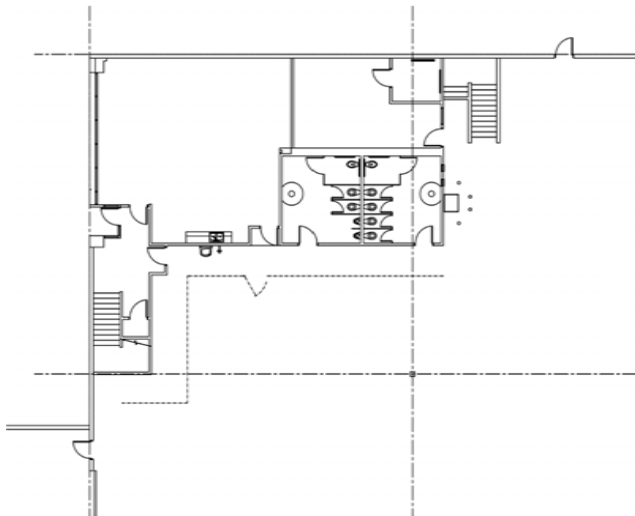
FIRST FLOOR



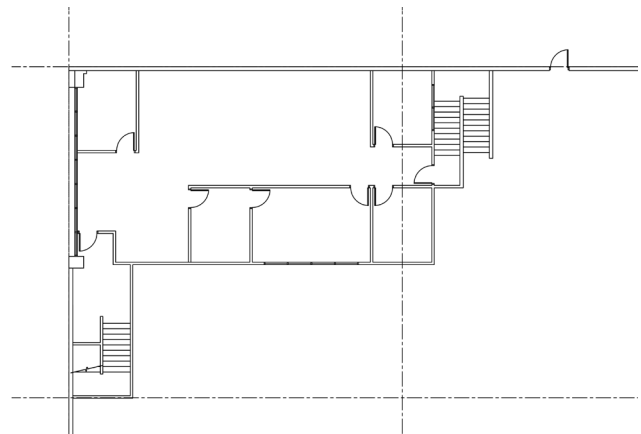
SECOND FLOOR



SOUTHWEST CORNER OFFICE | ±4,479 SF



FIRST FLOOR



SECOND FLOOR



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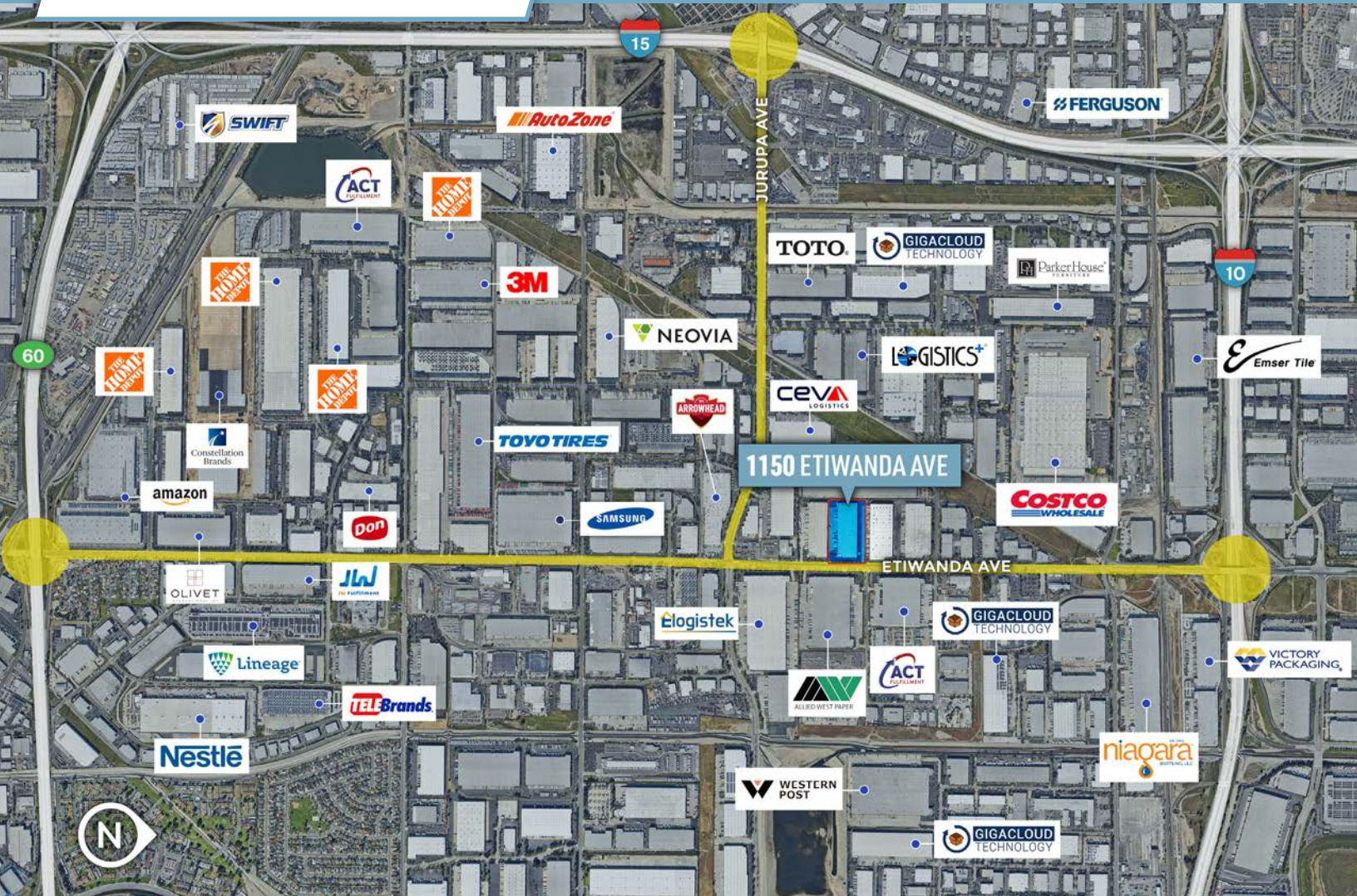
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LOCATION HIGHLIGHTS



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 UPSP Intermodal
Yard - Colton



19 miles
to San Bernardino
International Airport



64 miles
to Los Angeles
International Airport

* All distances reflected above are approximate



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