



10628 CENTRAL AVE

MONTCLAIR, CA 91763

98,685 SF

**Currently Served
2,000 Amps of Power**
(potential to expand)

**STATE-OF-THE-ART
DISTRIBUTION FACILITY**
Available Now



BUILDING INFORMATION

BUILDING SIZE & AGE

Available Space	98,685 SF
Total Office Space	5,802 SF
First Floor Office	2,996 SF
Finished Mezzanine	2,806 SF
Site Area	3.96 Acres
Year Built	2020

LOADING & YARD

Dock Doors	11
Ground Level Doors	2
Truck Court	Secured & 100% Concrete
Truck Court Depth	±170

TECHNICAL SPECIFICATION

Ceiling Height Minimum	32'
Sprinkler System	ESFR
Electrical Capacity	2,000 Amp UGPS 277/480v

PARKING

Auto Parking	±89
Trailer Parking	±26

ADDITIONAL IMPROVEMENTS

Lighting	LED
Pit Levelers	6
Dock Seals & Bumpers	11

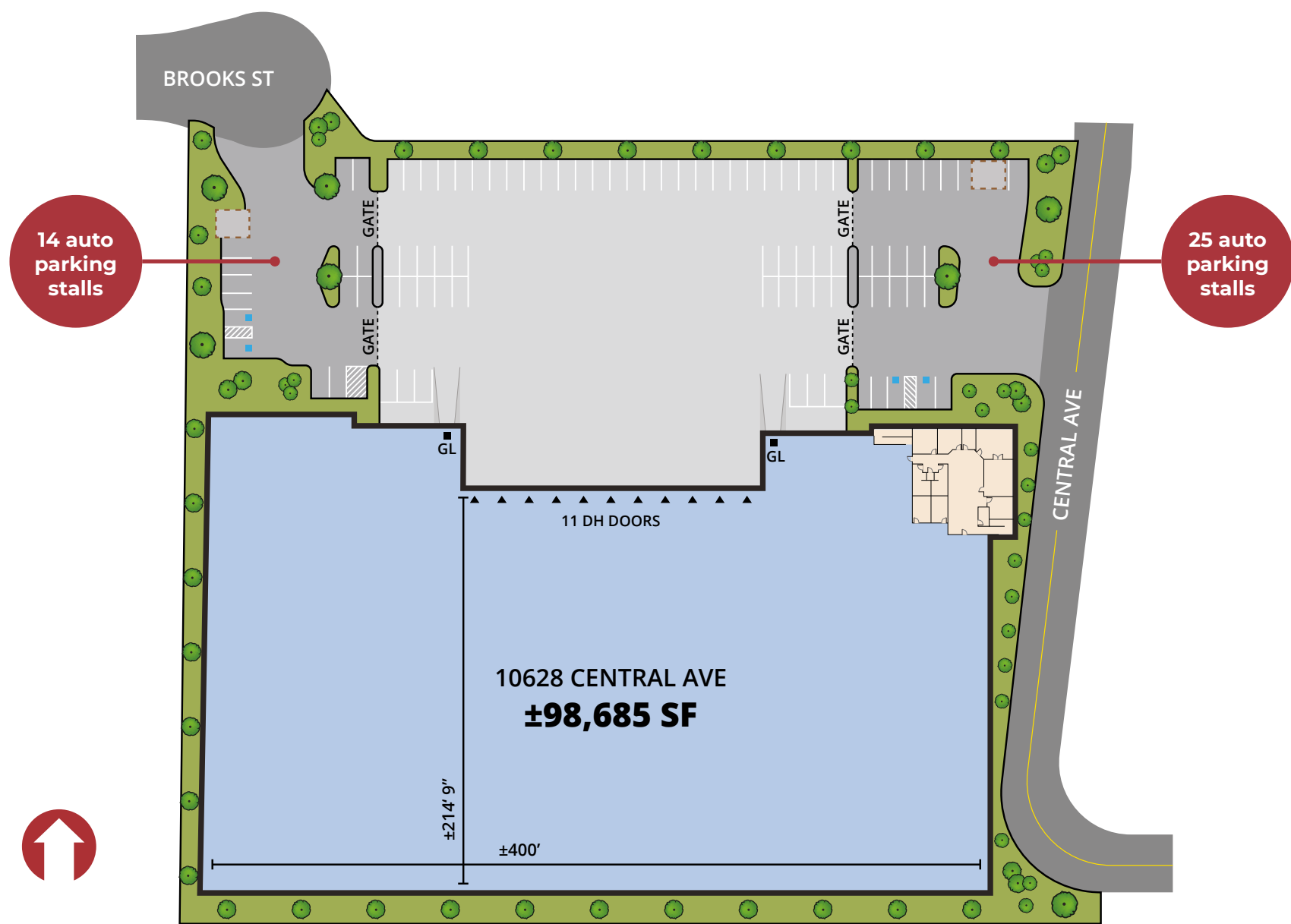
UTILITIES

Electricity	SoCal Edison
Connectivity	Frontier

Measurements And Specifications Are Approximate And Subject To Independent Verification.



SITE PLAN



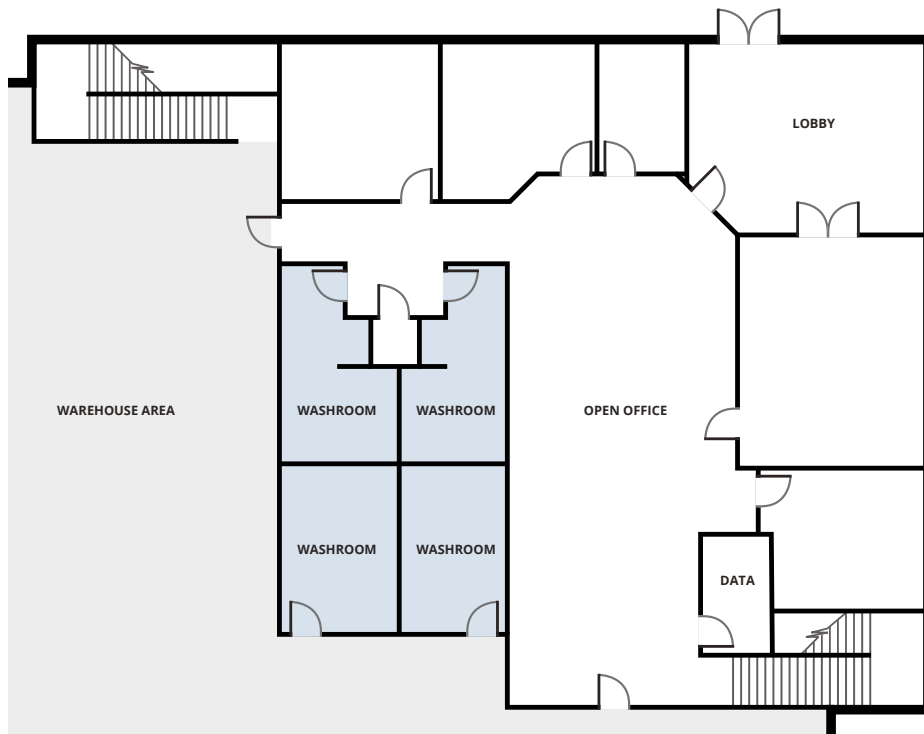


ACCESSIBILITY

- **±6.4 Miles** to Ontario International Airport
- **±18.0 Miles** to Union Pacific Rail Yard
- **±25.6 Miles** to BNSF Rail Yard
- **±51.3 Miles** to Los Angeles International Airport
- **±51.6 Miles** to Port of Long Beach
- **±53.1 Miles** to Port of Los Angeles

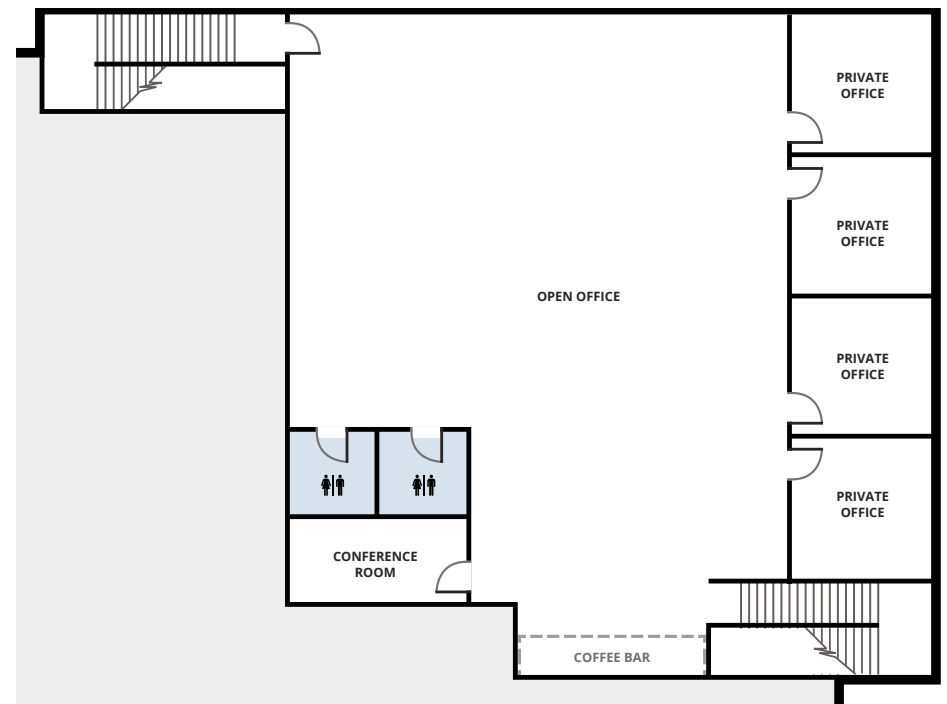
FIRST FLOOR OFFICE

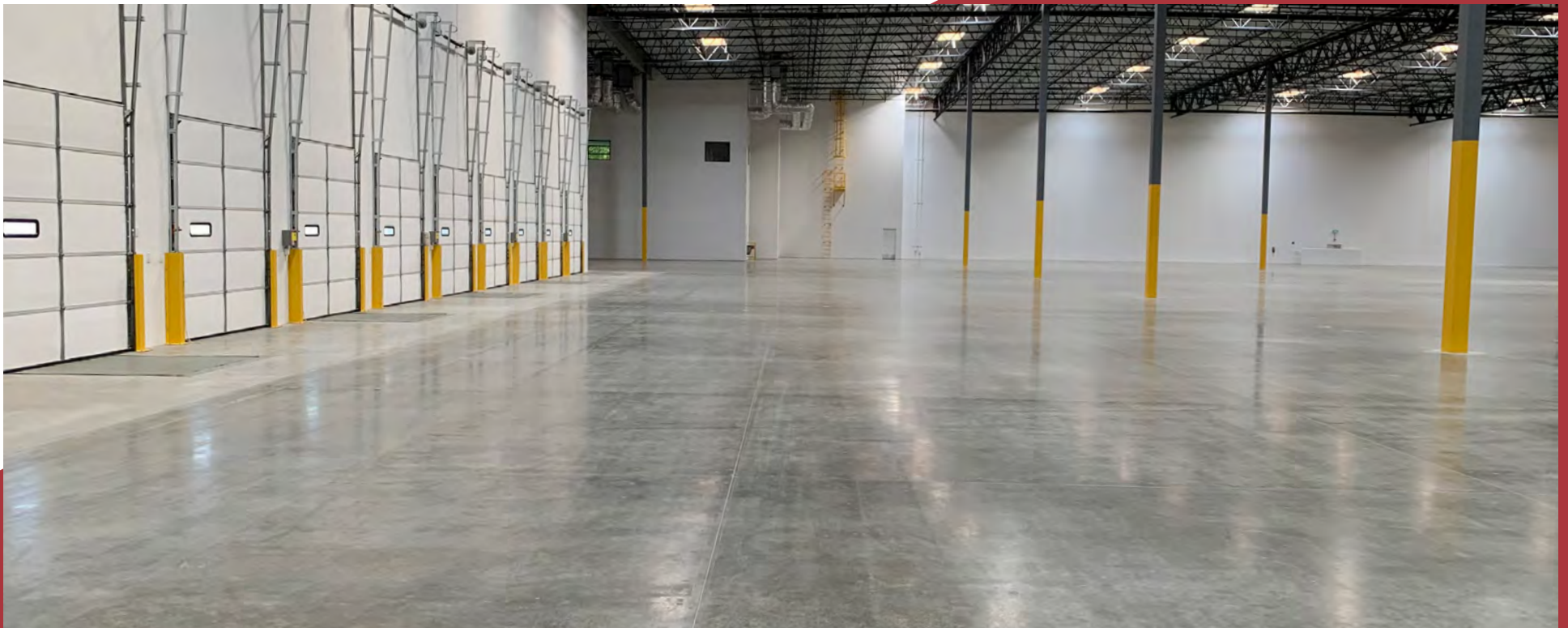
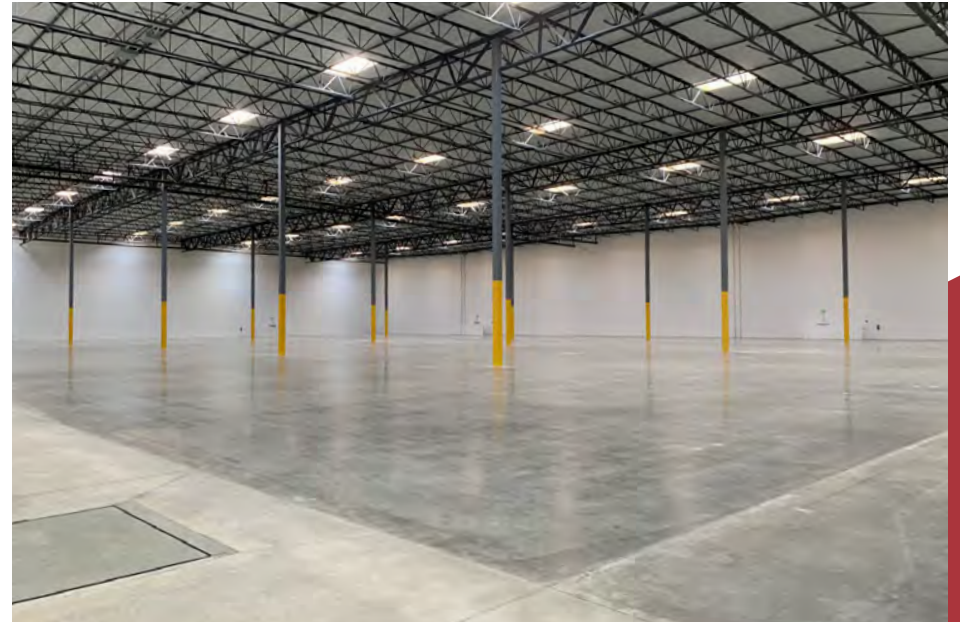
±2,996 SF



MEZZANINE OFFICE

±2,806 SF





NEARBY AMENITIES



STRATEGIC LOGISTICS LOCATION

- Located in the West Inland Empire ("IEW") market with immediate access to the I-10 and CA-60 freeways.
- Excellent proximity to the Ontario International Airport, BNSF/Union Pacific intermodal yards and Fed Ex/UPS shipping Hubs.
- Located within 40 miles of the Ports of Los Angeles and Long Beach.
- Direct access to the diverse tenant pool of the IEW marketplace.

ADDITIONAL LOCATION BENEFITS



4.5 million people with over 20 million customers within a one hour drive.



Within a one days drive to reach 1/4th of the country.



Excellent neighborhood amenity base along with abundant surrounding labor profile.





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