

1950 STERLING AVE
ONTARIO, CALIFORNIA

±300,172 SF
AVAILABLE FOR LEASE

**NEWLY RENOVATED & UPGRADED TO ESFR SPRINKLERS (K-25 HEADS)
RACKING AVAILABLE**



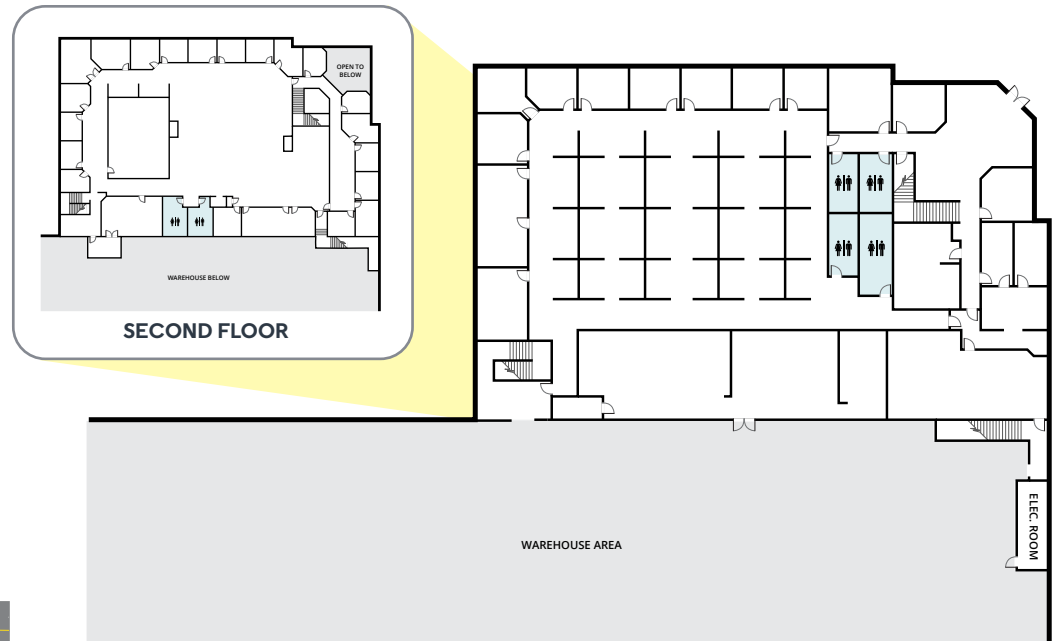
nuveen
REAL ESTATE



BUILDING FEATURES

- ±300,172 SF Available for Lease
- 36 Dock High Loading Doors (3 Double/Oversized Doors)
- 1 Grade Level Door
- ±30,060 SF Total Office Space
 - ±15,914 SF First Floor Office
 - ±14,146 SF Mezzanine Office
- 30' Minimum Clear Height
- 1,200 Amps of Power Expandable to 2,000 Amps
- 220 Surface Parking Stalls
- ESFR Sprinkler System (K-25 Heads)
- 50+ Trailer Parking Stalls
- Some Racking Available

MAIN OFFICE AREA



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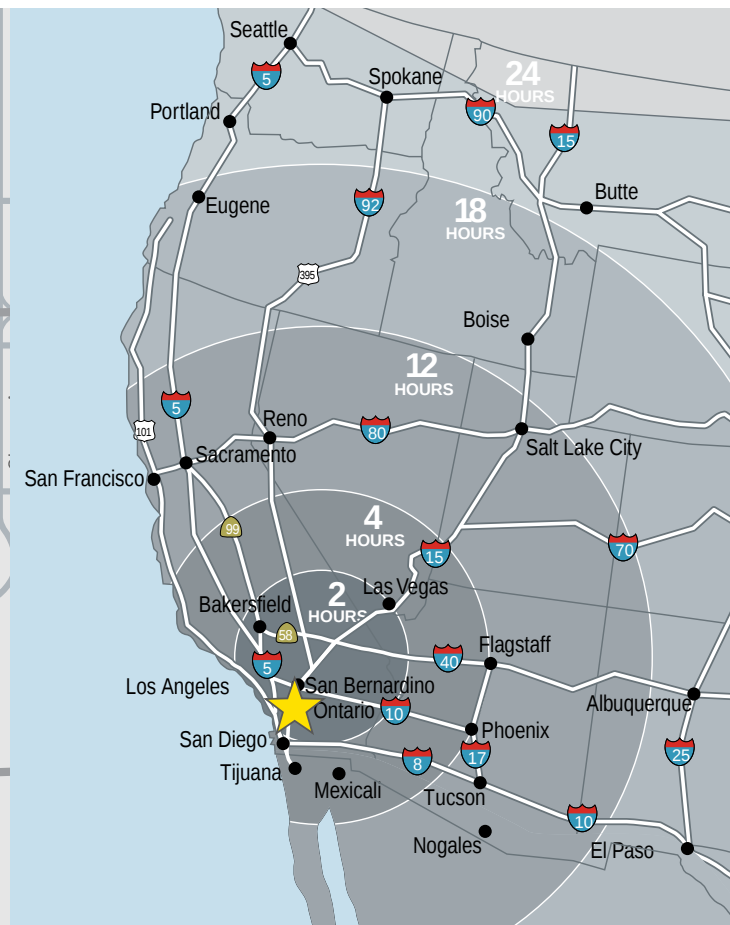
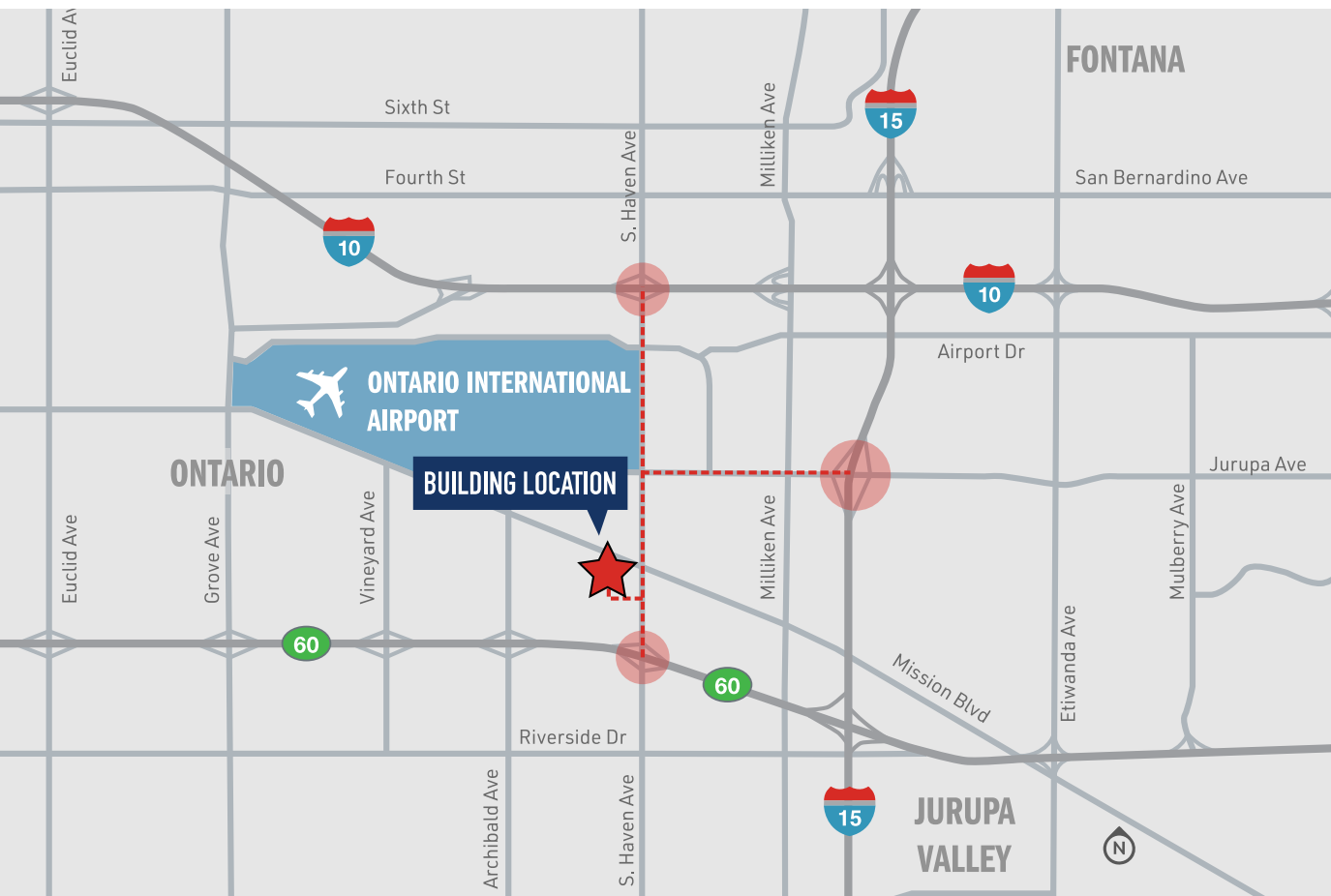
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PROPERTY PHOTOS



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LOCATION HIGHLIGHTS



1.0 mi
TO ONTARIO INT'L
AIRPORT



1.5 mi
TO FEDEX
ONTARIO HUB



2.5 mi
TO I-15 & I-10
FREEWAYS



23.5 mi
TO SAN BERNARDINO
INT'L AIRPORT



1.2 mi
TO CA-60 FREE-
WAY



2.1 mi
TO UPS ONTARIO
REGIONAL AIR HUB



19.5 mi
TO BNSF INTERMODAL
SAN BERNARDINO



59 mi
TO PORTS OF LA /
LONG BEACH

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