PREMIER INDUSTRIAL FACILITY

FOR SUBLEASE

±203,408 SF DISTRIBUTION PROPERTY

3351 E PHILADELPHIA STREET, ONTARIO CA



PROPERTY FEATURES

- ±4,780 SF OF OFFICE SPACE
- 30' MINIMUM CLEARANCE
- FENCED AND GATED YARD
- (29) DOCK HIGH DOORS (9' X 10)
  ALL WITH EDGE-OF-DOCK PLATES
  (12) WITH 40,000 LBS MECHANICAL LOAD LEVELERS
- ESFR FIRE SPRINKLER SYSTEM
- APPROXIMATELY 155' CONCRETE TRUCK COURT
- (1) GROUND LEVEL DOOR WITH TRUCK RAMP
- 1,600 AMPS, 277/480V, 3-PHASE WITH (2) 800 AMP 277/480 PANELS (VERIFY)
- LOCATED IN FOREIGN TRADE ZONE

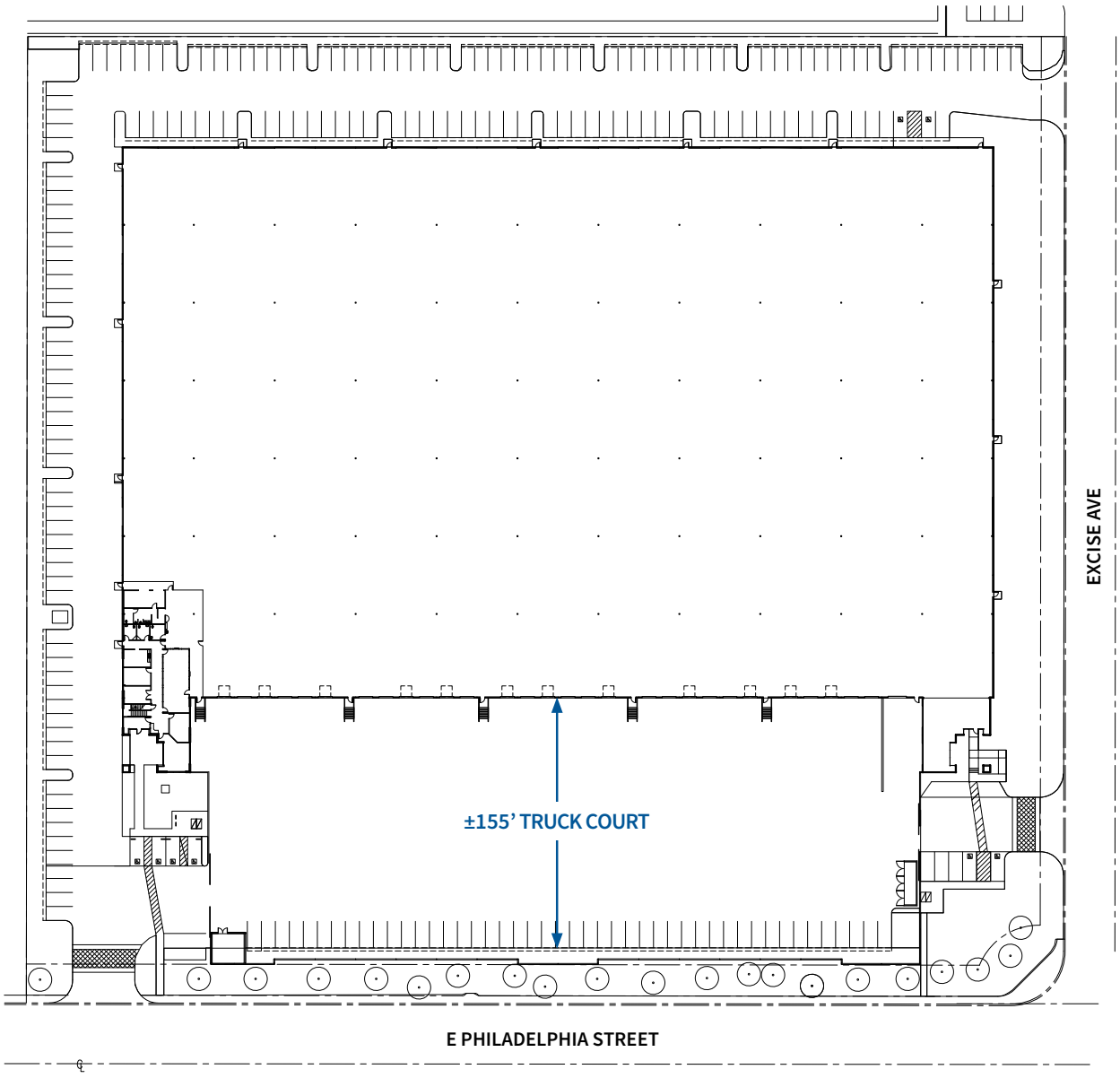
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JLL

SITE PLAN





LOCATION



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ONTARIO, CA

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