

**±30,638 SF**

**2221 E. PHILADELPHIA ST.**

**ONTARIO, CALIFORNIA**

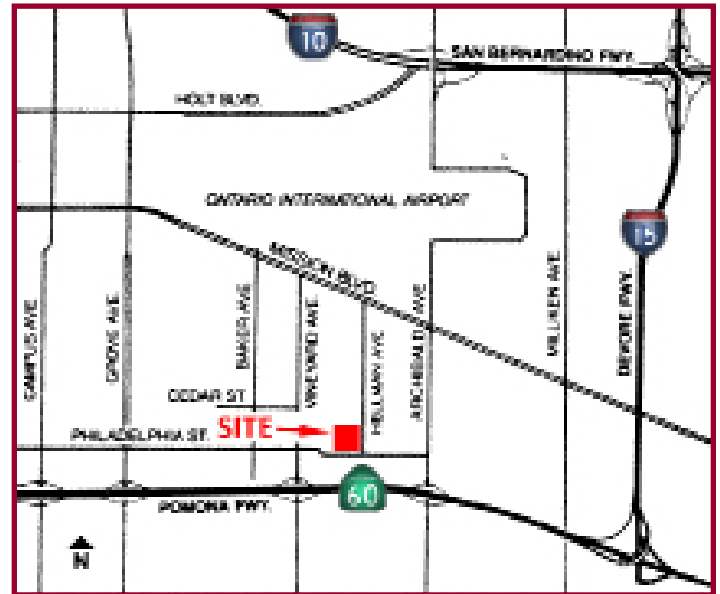
**Newly Refurbished**



**FOR SALE/LEASE**

**FEATURES:**

- ±30,638 SF on 1.44 Acres of Land
- Newly refurbished ±1,266 sf HVAC Office
- 24' Minimum Clear Height
- Five (5) Grade Level Doors
- Three (3) Dock High Doors (Possible)
- Originally engineered for triple truckwell
- 4,000 Amps, 277/480 Volt Power (Verify)
- .45/3,000 Sprinkler System
- T-8 Warehouse Lighting (w/ Motion Sensors)
- Fiber optic cable equipped
- Warehouse vacuum system in place
- Large fully secured yard
- Distributed power throughout warehouse
- Located in the IE West, fronting Philadelphia St, less than 1 mile to the CA-60 and close to the I-15 & I-10



COMMERCIAL REAL ESTATE SERVICES

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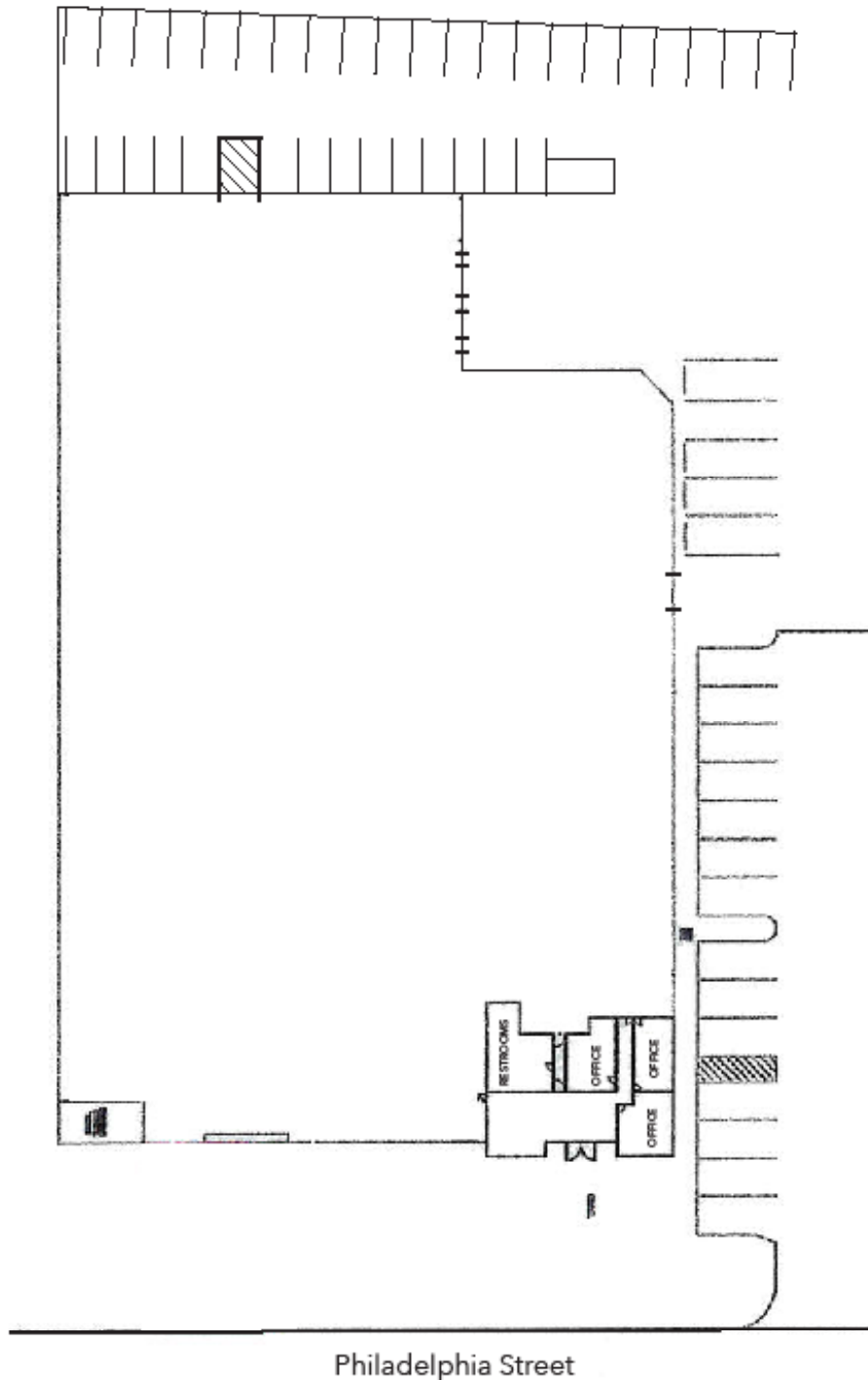
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*Note: Office layout subject to change*



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