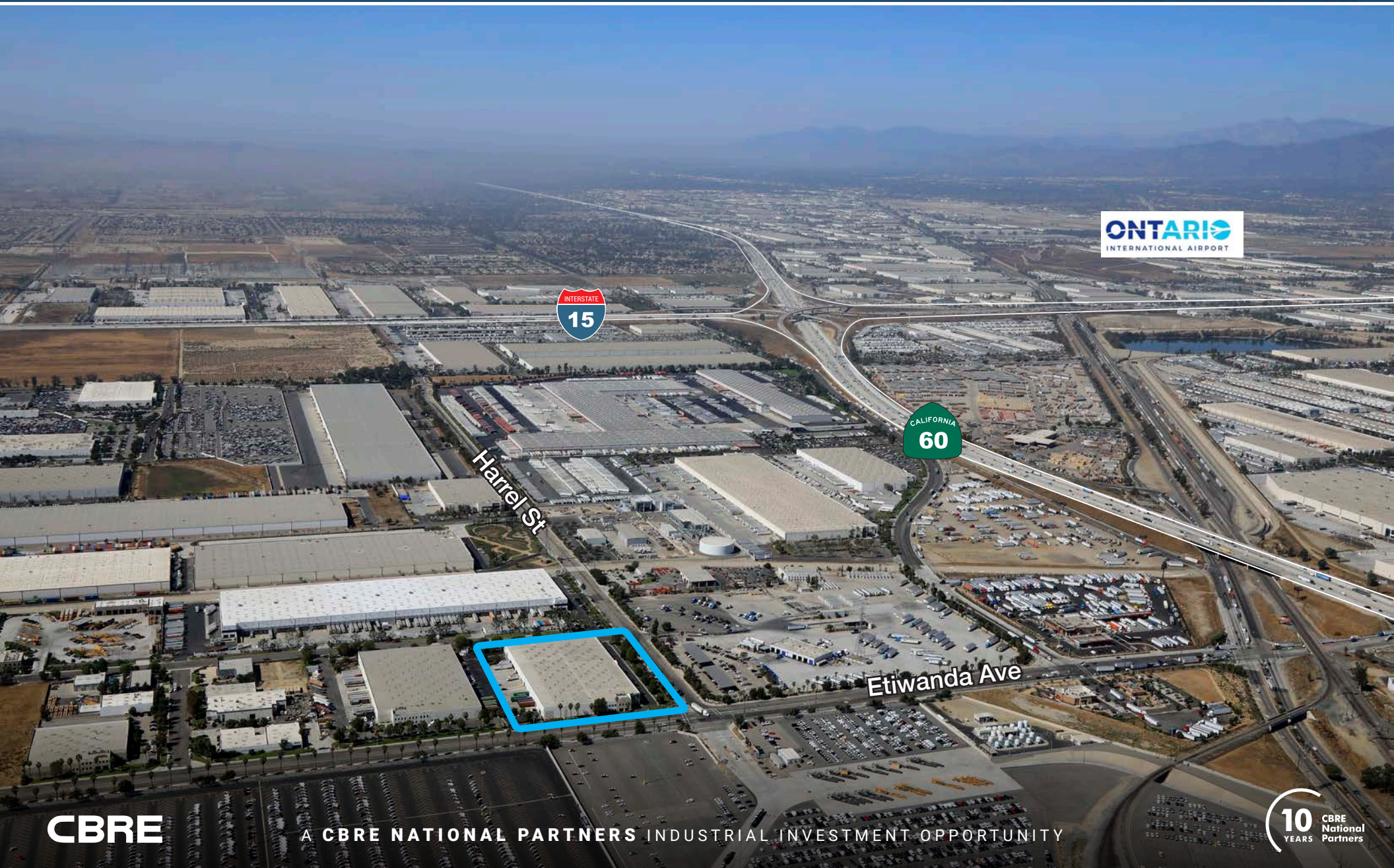


4225 Etiwanda Avenue

JURUPA VALLEY, CA • INLAND EMPIRE WEST

- » Class A Industrial Building Totaling 134,500 SF
- » 100% Leased to Two Quality Tenants with 4.85 years of WALT
- » Strategic Inland Empire West Location with Direct Access to SR-60 and I-15



ONTARIO
INTERNATIONAL AIRPORT

INTERSTATE
15

CALIFORNIA
60

Harrel St

Etiwanda Ave

CBRE

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

10
YEARS
CBRE
National
Partners



The Offering

CBRE Inc. is exclusively offering for sale 4225 Etiwanda Avenue, a Class A industrial building totaling 134,500 SF in Jurupa Valley, California within the highly desired Inland Empire West. Constructed in 1998, the building offers 30' clearance, T-5 lighting, a 145' truck court, ESFR sprinklers and ample dock-high and grade level loading.

The building is 100% leased to Cheetah Supply Chain and WCS Distribution with 4.85 years of remaining term providing steady cash flow to investors.

The property is strategically located just 0.5 miles from SR-60 (via Etiwanda Avenue), 4.4 miles from Ontario International Airport and less than 10 minutes from Ontario Mills. Immediate access to I-15 and SR-60 also provides users with easy access to the Ports of Los Angeles/Long Beach and Los Angeles International Airport.

The Inland Empire (IE) continues to experience steady market dynamics and is poised for strong future rent growth. Net absorption reached the second-highest quarterly amount recorded since 2010 in Q3 2020, with 6.7 MSF (just below the record of 6.8 MSF in Q4 2018). The Inland Empire West accounted for 61% of IE net absorption. Due to this strong activity, vacancy dropped 60 bps from the second quarter to 2.7% (and 2.5% in the IEW).

Property Summary

Address	4225 Etiwanda Avenue Jurupa Valley, CA
Square Footage	134,500
Acreage	6.69 acres
Office SF / %	6,650 SF/4.9%
Year Built	1998
Clear Height	30' at first column line
Dock-High/ Grade Level Doors	20/3
Truck Court Depth	145'
Occupancy	100%
Year 1 NOI	\$1.1 M



Institutional Quality Building With Desirable Frontage & Access

- » Class A building with desirable features including 30' clearance, T-5 lighting and ESFR sprinklers.
- » 145' secured truck court with a 60' concrete apron, gated parking, 20 dock-high doors and 3 grade level doors.
- » Three well-appointed office areas each complemented with tiled men and women restrooms and office service bars.
- » Multiple points of access on Etiwanda Ave, Harrel St, and Parkhurst St.
- » Prominent street frontage identity for both tenants.

Fully Leased To Two Quality Tenants

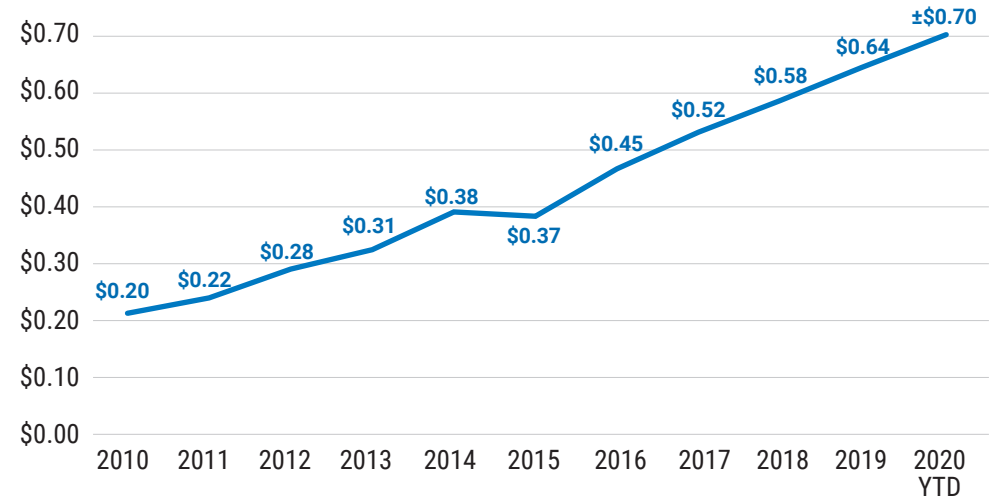
- » The property is 100% leased to WCS Distribution and Cheetah Supply Chain through September/December 2025 with 3% annual increases.
- » WCS Distribution is a leading distributor of food, beverage, confectionary, and retail products servicing big box super stores, club stores, mass merchants and drug chains.
- » Cheetah Supply Chain is a subsidiary of Elecwish, a Chinese manufacturer and retailer of home goods. Elecwish uses the subject site as its North American business headquarters and recently doubled its space in the building from 45,500 SF to 98,600 SF.

FUNDAMENTALLY STRONG MARKET DYNAMICS

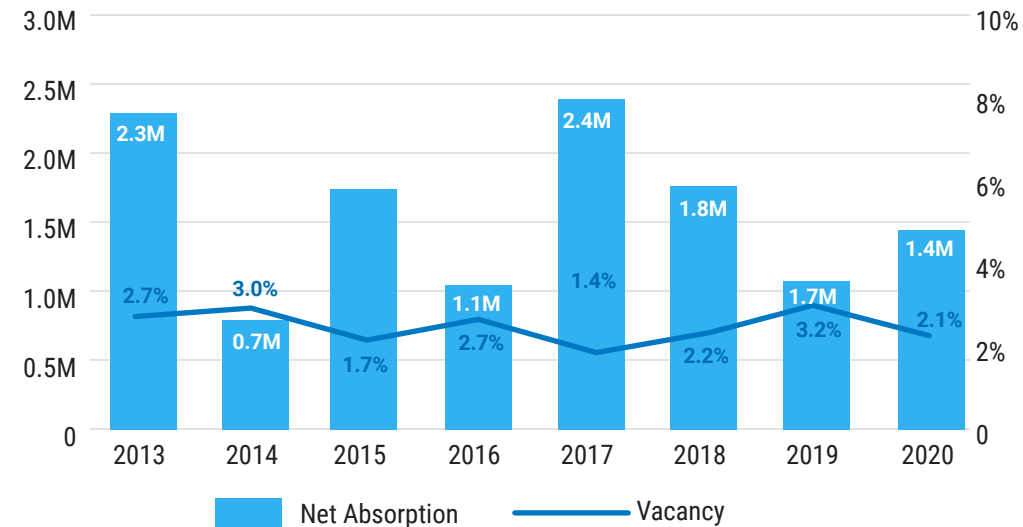
- » The IEW continued to see significant strength in the market in the first three quarters of 2020 with 5.6 MSF of net absorption year-to-date.
- » Gross activity in the Inland Empire West amounted to 9.3 MSF for Q3 2020, which accounted for over 60% of gross activity in the Inland Empire.
- » This 30-150K SF size range continues to be in high demand as demonstrated by the 249 transactions completed in the last 18 months.
- » Rents in the 30-150K SF size range have increased 235% over the last 10 years in the IE, or an average of 24% annually.



RENTS HAVE GROWN 24% ANNUALLY SINCE 2010 IN THIS SIZE RANGE (30,000-150,000 SF)



2.1% VACANCY RATE FOR IEW 30,000-150,000 SF



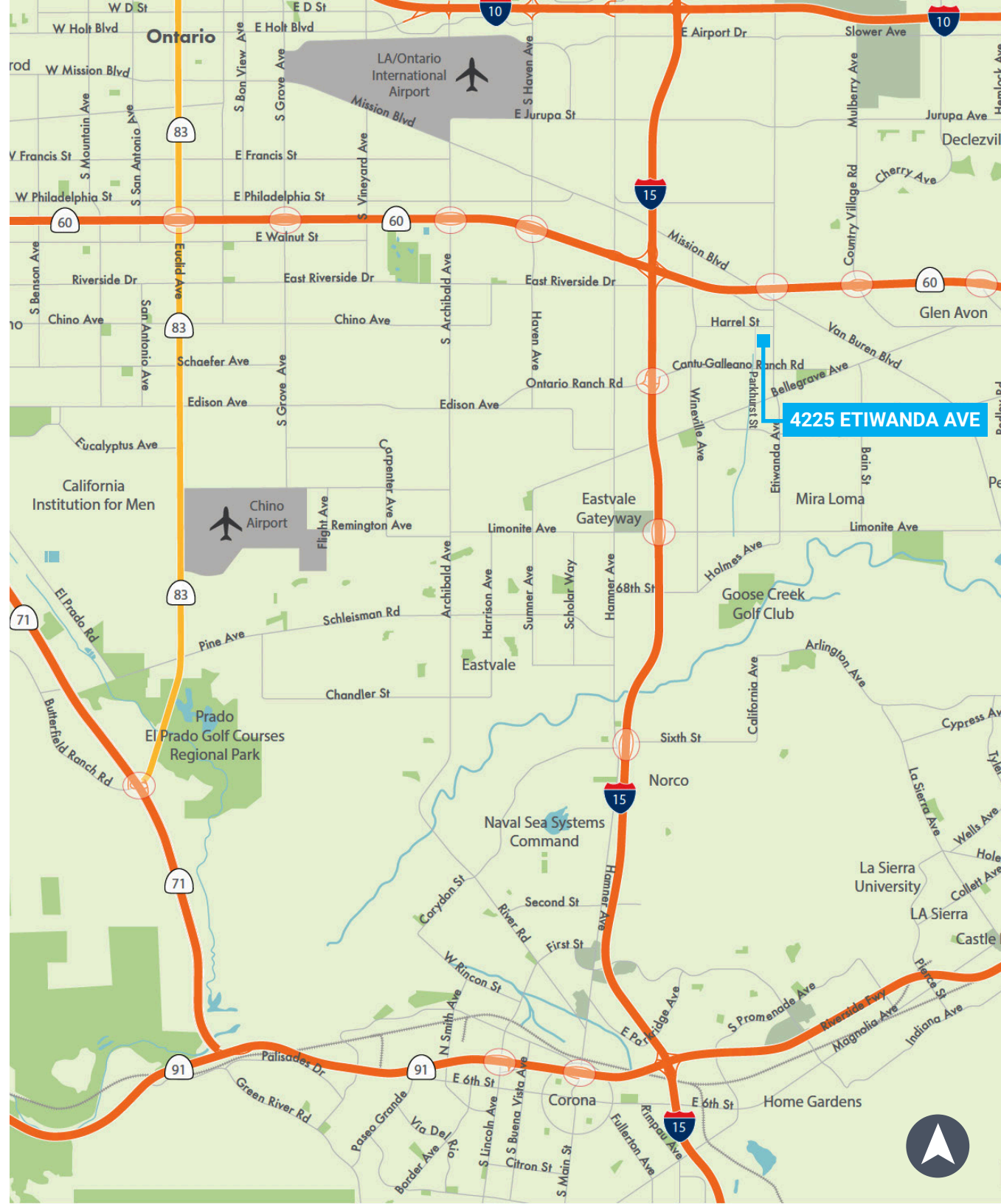
Local Map

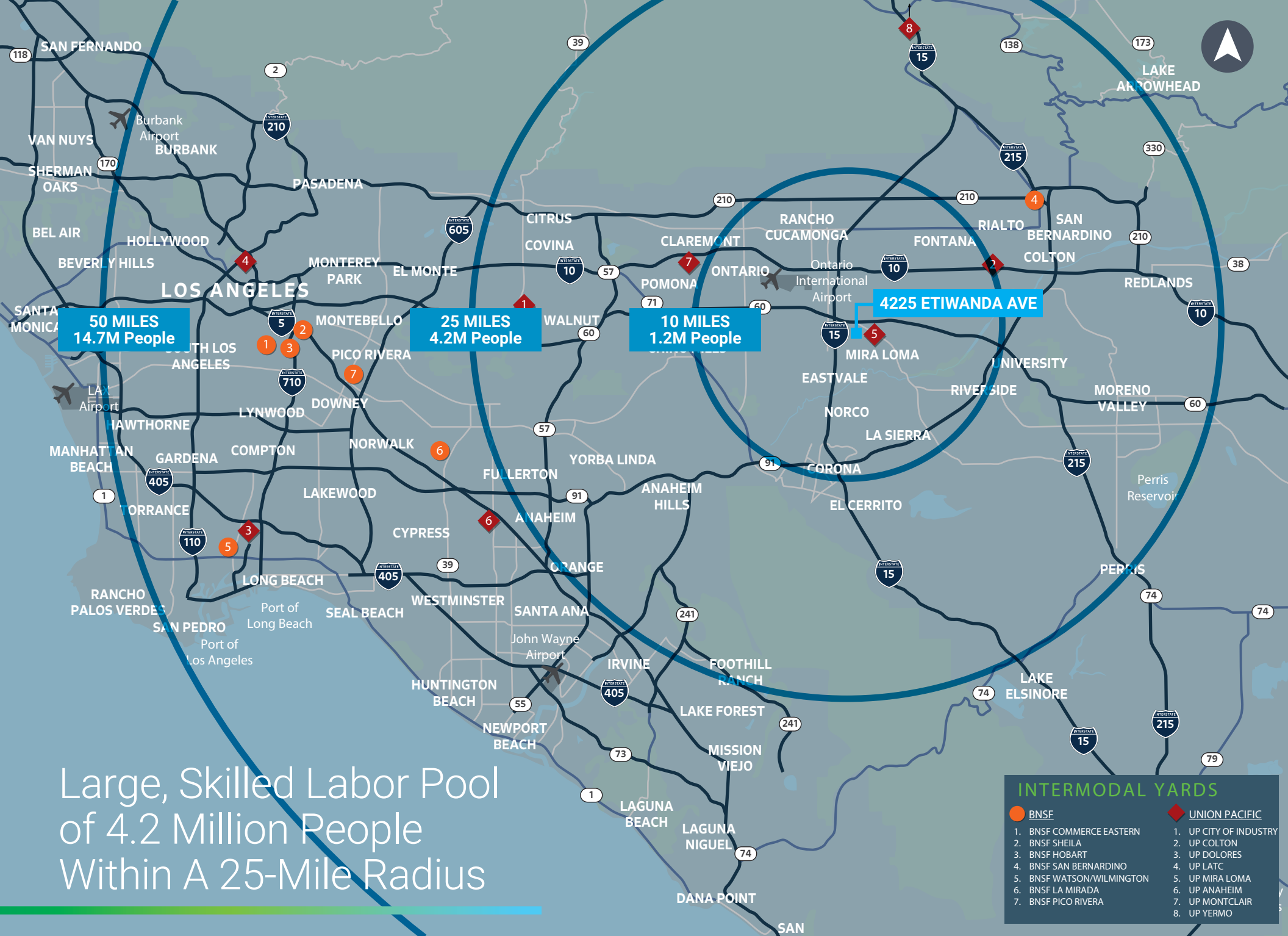
LOCATION HIGHLIGHTS

- » Prime location with immediate access to the I-15 and SR-60.
- » Proximity to Orange County, Los Angeles County and the Ports, as well as access to 9.8 million people within a 60-minute drive.
- » Direct freeway access to I-15 via Cantu-Galleano Ranch Road.

PROXIMITY TO KEY TRANSPORTATION ARTERIES INCLUDING:

SR-60 via Etiwanda Avenue	±0.5 miles
I-15 via Cantu-Galleano Ranch Road	±1.9 miles
I-10 via Etiwanda Avenue	±3.8 miles
Ontario International Airport	±4.4 miles
Ontario Mills	±6.1 miles
Chino Airport	±8.3 miles
SR-91 via I-15N	±10.5 miles
BNSF San Bernardino Intermodal	±18.5 miles
Downtown Los Angeles	±44.8 miles
Los Angeles International Airport	±59.4 miles
Ports of Los Angeles & Long Beach	±67.3 miles



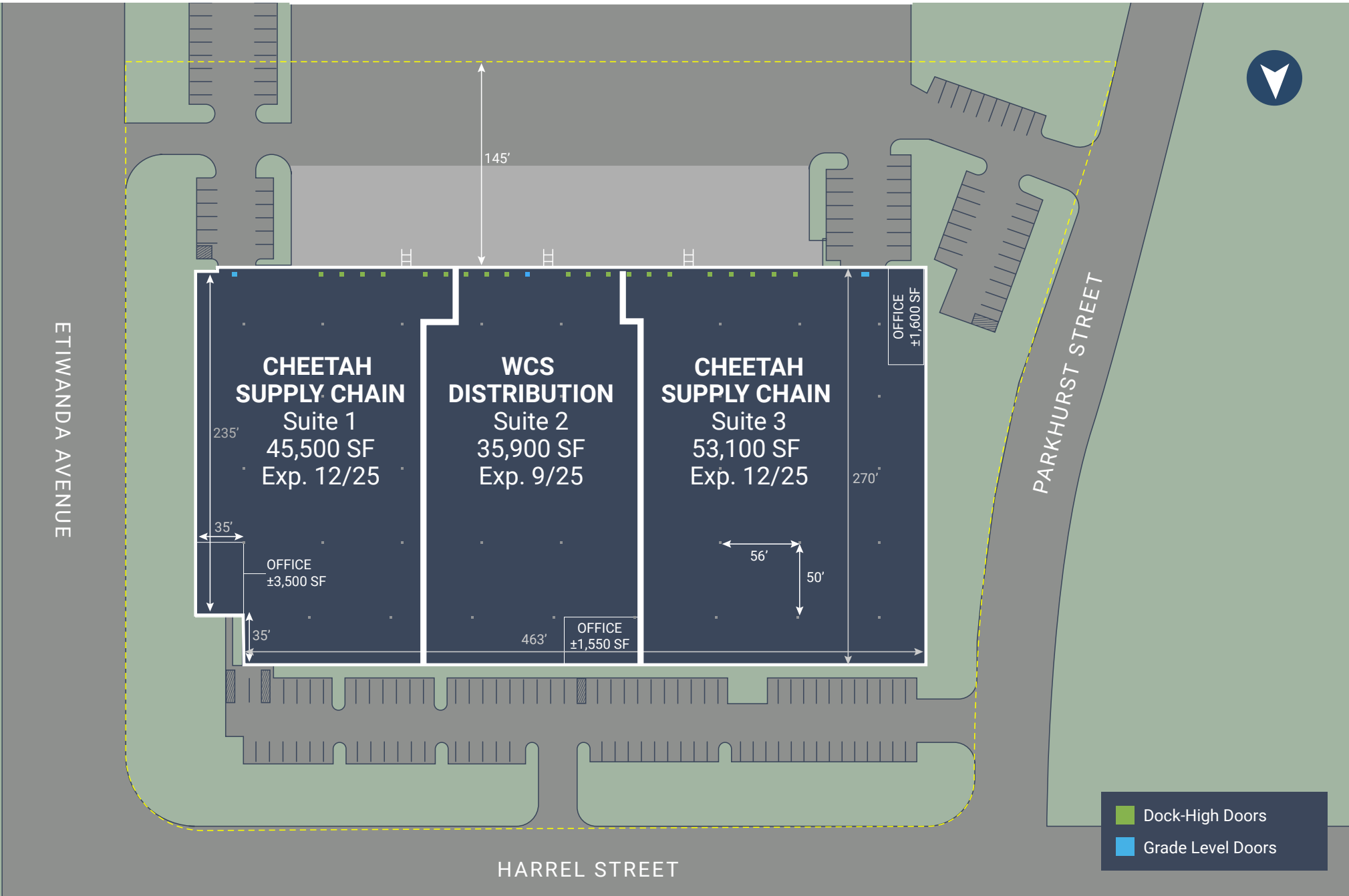


Large, Skilled Labor Pool
of 4.2 Million People
Within A 25-Mile Radius

Tenants in the Market



Site Plan



4225 Etiwanda Avenue

JURUPA VALLEY, CA • INLAND EMPIRE WEST

CBRE



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