

**±42,696 SF**

**2233 E. PHILADELPHIA ST.**

**ONTARIO, CALIFORNIA**

**Newly Refurbished**

**FOR SALE/LEASE**



**FEATURES:**

- ±42,696 SF on 1.65 Acres of Land
- ±11,424 sf of "Turn-Key" HVAC Office (2-Story), **fully furnished** with premium quality furniture, cubicles and storage
- 24' Minimum Clear Height
- Three (3) Dock High Doors (w/ Levelers)
- Two (2) Grade Level Doors
- 2,000 Amps, 277/480 Volt Power (Verify)
- .45/3,000 Sprinkler System
- T-8 Warehouse Lighting (w/ Motion Sensors)
- Fiber optic cable equipped
- Large fully secured yard
- Distributed power throughout warehouse
- Located in the IE West, fronting Philadelphia St, less than 1 mi to CA-60 and close to the I-15 & I-10



**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Blvd. • Ontario, CA 91764  
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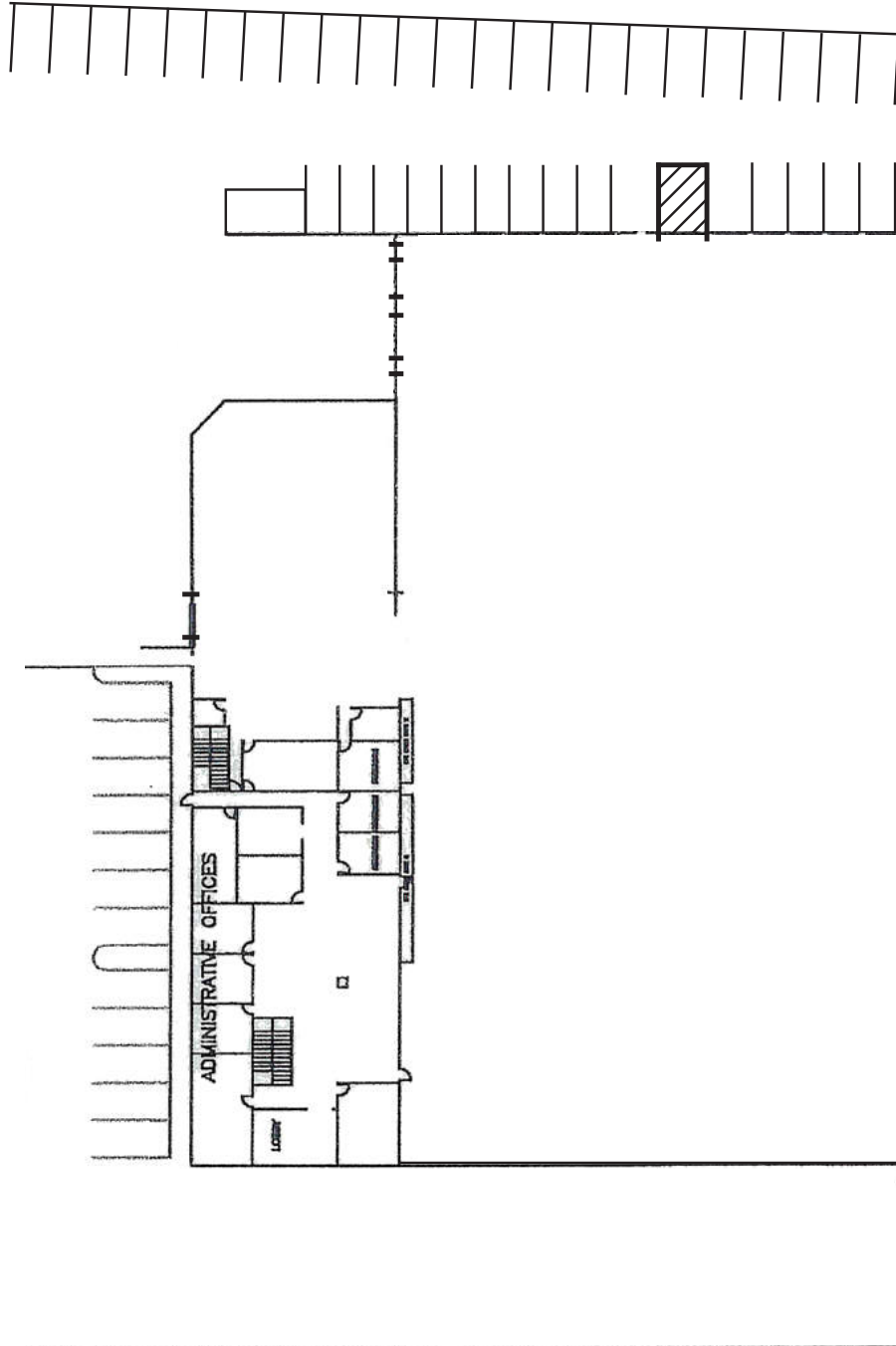
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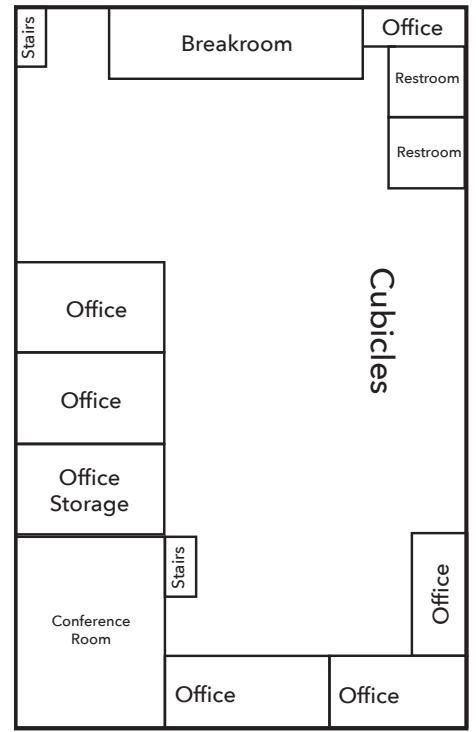
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First Floor Layout



Philadelphia Street

Second Floor Office Layout



Philadelphia Street

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