

**±73,422 SF**

**2221 & 2233 E. PHILADELPHIA ST. ONTARIO, CALIFORNIA**

**FOR SALE/LEASE**

**Newly Refurbished**



**FEATURES:**

- ±73,422 SF on 3.09 Acres of Land
- ±12,690 sf of "Turn-Key/Fully Furnished" HVAC Office (2-Story) with premium quality furniture, cubicles and storage
- 24' Minimum Clear Height
- Seven (7) Grade Level Doors
- Three (3) Dock High Doors (Plus 3 Possible DH Doors)
- 6,000 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

3535 Inland Empire Blvd. • Ontario, CA 91764  
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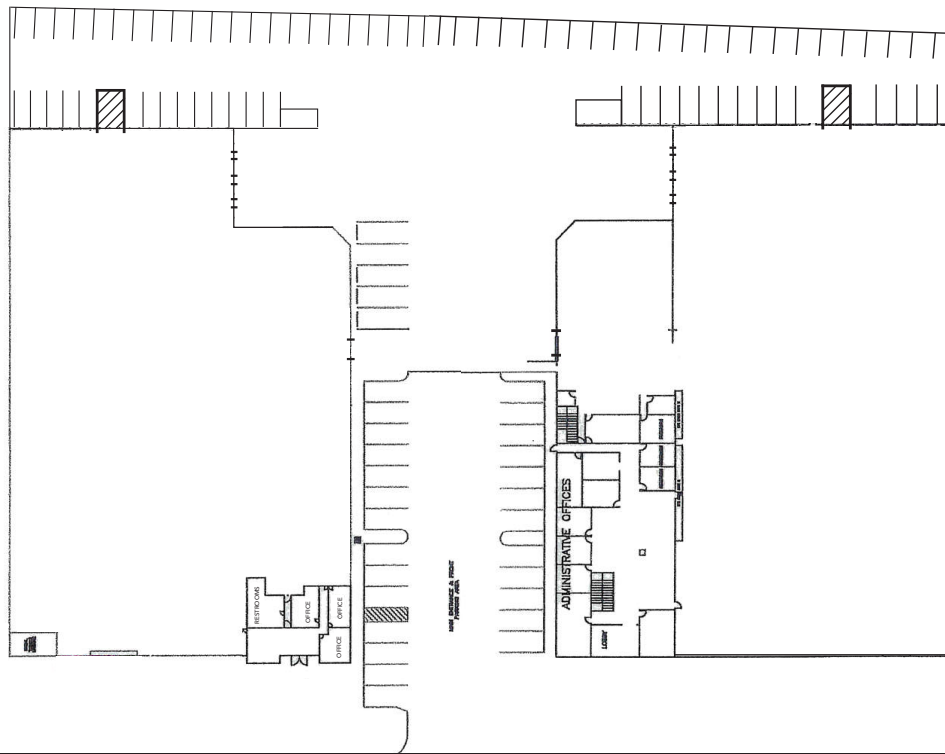
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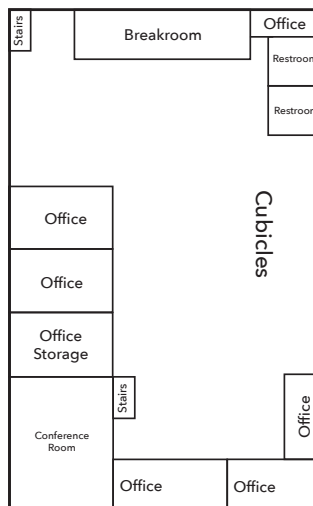
2221 Philadelphia Street

2223 Philadelphia Street



Philadelphia Street

Second Floor  
Office Layout



Philadelphia Street

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