

ONTARIO AIRPORT BUSINESS PARK

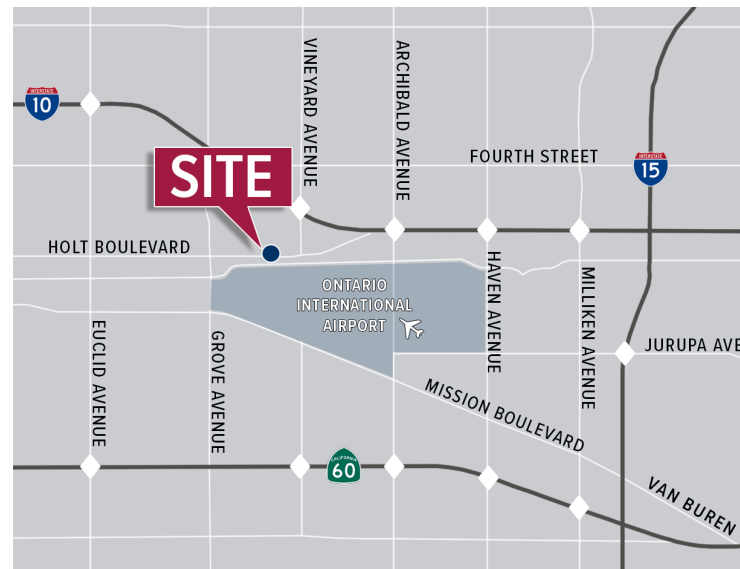
1630 E. HOLT BOULEVARD - BUILDING 1 | ONTARIO, CA

FOR LEASE 44,118 SF



BUILDING FEATURES

- ± 44,118 SF Freestanding Industrial Building
- ± 4,128 SF of Two-Story Office
(± 2,254 SF 1st Floor; ± 1,874 SF 2nd Floor)
- 32' Minimum Clear Height (6" from inside the 1st column)
- 32 Auto Parking Stalls / 1 Trailer Stall (off-dock)
- 100% Concrete Site Paving
- ESFR Sprinkler System with K17 Heads at 52 PSI
- 4 Dock High Doors (9' x 10')
- 1 Grade Level Door (12' x 14')
- 1 Dock Leveler (35,000 lbs.)
- 6" Concrete Slabs, 4,000 PSI + 1 Coat Floor Sealer
- Painted Columns / Warehouse Interior
- 800 amps (277/480 volt, 3-phase power) 2,000 amp UGPS
- 3% Skylights
- 50' x 52' Column Spacing
- Flat Floor Fully Reinforced
- 138' Secured/Gated Truck Court
- Highly Desired Ontario International Airport Area
- Less than 1 mile to I-10 Freeway
- Approximately 4 miles to I-15 Freeway and Highway 60



 PANATTONI®

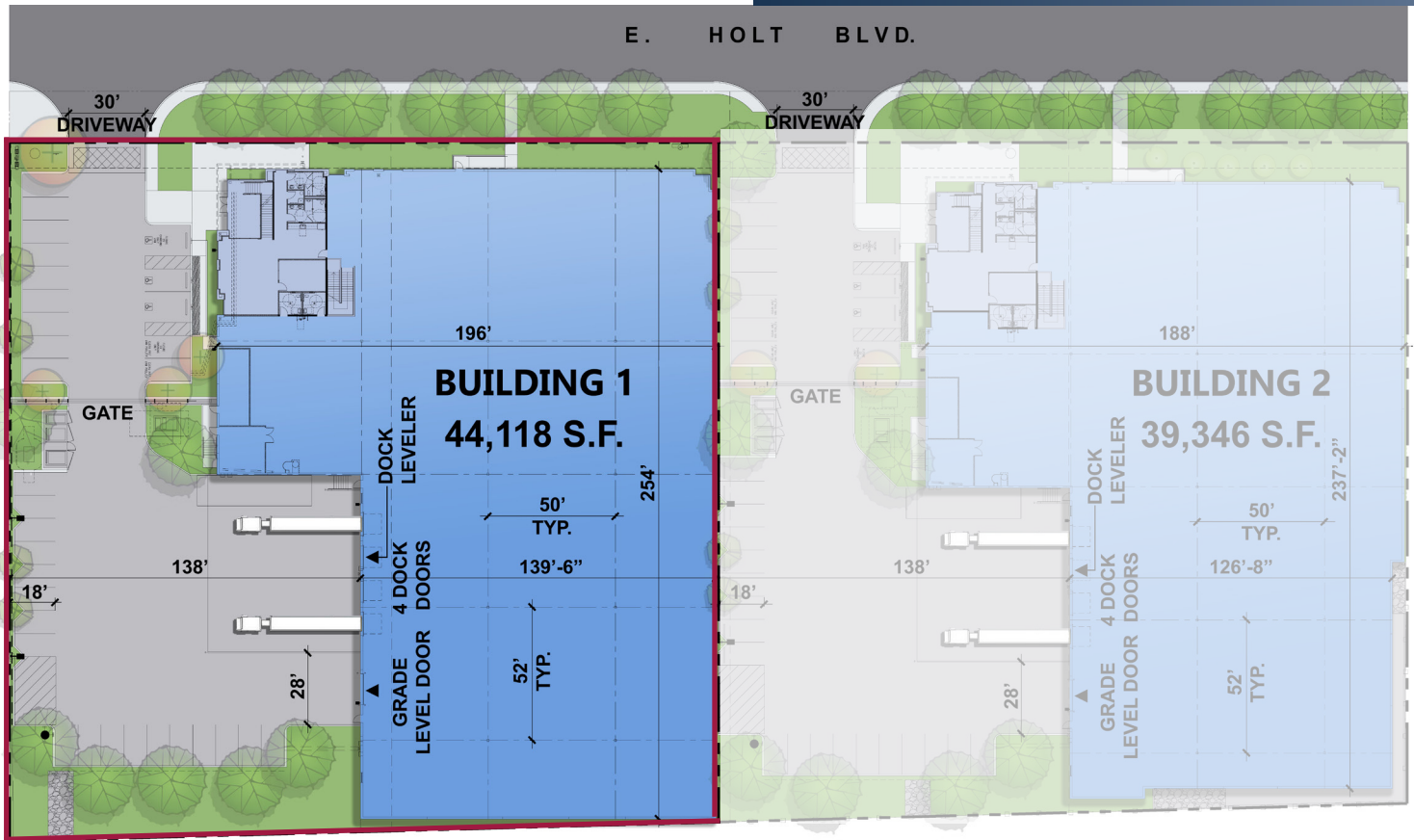
 LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

ONTARIO AIRPORT BUSINESS PARK

1630 E. HOLT BOULEVARD - BUILDING 1 | ONTARIO, CA

FOR LEASE 44,118 SF



MICHAEL CHAVEZ
mchavez@lee-assoc.com
D (909) 373-2900
DRE # 00929693

DAVID NGUYEN
dnguyen@lee-assoc.com
D (909) 373-2725
DRE # 018880998

VALENTINA CADOGAN
vcadogan@lee-assoc.com
D (909) 373-2903
DRE # 01829336

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES