

INDUSTRIAL FOR SALE

AVAIL. SF: 12,140

TOTAL BLDG.SF: 12,140



ADDRESS 1856 S BAKER AV, ONTARIO

ZIP 91761

**FREE STANDING BUILDING
RARE CONTRACTOR BUILDING FOR SALE IN ONTARIO
SIX (6) GROUND LEVEL DOORS
IN-GROUND 3-STAGE CLARIFIER
HVAC CLEANROOM, CAN BE REMOVED
LARGE FENCED/PAVED YARD**

LEASE RENTAL \$ _____ /mo Gross _____ Net _____ Term _____
SALE PRICE\$ 1,939,000 Price/SF \$ 159.72 Tax \$ _____ Yr 2007 - 2008
Terms SUBMIT Possession COE
Avail SF 12,140 Dim IRR X IRR Power A 400 V 277-480 Ø 3 W 4
Min. SF 12,140 Dim _____ Lighting FLUOR Heat HVAC Cooling HVAC PWR Notes VERIFY POWER
Land SF 40,075 Dim _____ Trk Hi Pos 0 Dim _____ EQ Zone _____
Const BLK Roof LAM Grd Lev Drs 6 Dim 12x10 Dock N Well N
Foil N Sklts N Rail NONE Storage Mezz SF 600 Incl in Avail SF Y Rest Rms: M 2 W 2
Sprkd YES Min Clr Hgt 14 OFFICE DATA Ofc SF 8,400 # 8 Rest Rms: M 2 W 2
Pkg 36 Fenced Y Yr Blt 1989 A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 642G4 Zone M2 To Show Open - M-F 10AM-4PM Sp. Feat. FREE
AGENT Nicholas Chang (714) 482-0352 Region SBO Listing # 1158022
FIRM ANS Commercial Real 02/16/2007
FTCF CB000N000S250/AOAA Notes _____

THIS IS AN EXCLUSIVE LISTING OF THE 'MULTIPLE' AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

© American Industrial Real Estate Association
Metropolis



INDUSTRIAL FOR SALE

AVAIL. SF: 11,400

TOTAL BLDG.SF: 11,400



ADDRESS 1856 S BAKER AV, ONTARIO ZIP 91761

- * **LARGE SECURED YARD AREA WITH ALL CONCRETE DRIVES**
- * **APPROXIMATELY 29% BUILDING TO LAND COVERAGE**
- * **DRIVE AROUND CAPABILITY WITH TWO POINTS OF ACCESS FROM BAKER AVENUE**
- * **BUILDING HAS 100% HVAC & IS DIVISIBLE**
- * **6 ELECTRIC GROUND LEVEL DOORS**

LEASE RENTAL \$ _____ /mo Gross _____ Net _____ Term _____
SALE PRICE \$ 700,000 Price/SF \$ **61.40** Tax \$ **7,000** Yr **2000 - 2001**
 Terms **CASH** Possession **Immediate**
 Avail SF **11,400** Dim **IRR X IRR** Power A **600** V **120-208** Ø **3** W **4**
 Min. SF **11,400** Dim _____ Lighting **FLUOR** Heat **HVAC** Cooling **HVAC** PWR Notes _____
 Land SF **40,075** Dim **IRR X IRR** Trk Hi Pos **0** Dim _____ EQ Zone **N**
 Const **BLK** Roof **MTL** Grd Lev Drs **6** Dim **12X12; 12X14** Dock **N** Well **N**
 Foil **Y** Sklts **N** Rail **NONE** Storage Mezz SF **800** Incl in Avail SF **N** Rest Rms: M **2** W **0**
 Sprkd **YES** Min Clr Hgt **14** OFFICE DATA Ofc SF **1,800** # **7** Rest Rms: M **1** W **1**
 Pkg **10** Fenced **Y** Yr Blt **1981** A/C **Y** Heat **Y** Finished Ofc Mezz SF **0** Incl in Avail SF **N**
 Thomas Bk Pg# **642G4** Zone **M2.5** To Show **CALL - OCCUPIED** Sp. Feat. _____
AGENT Armen Gourdikian (909) 942-4643, Sid Osborn (909) 942-4644 Region **SBO** Listing # **1002861**
 FIRM **Cushman & Wakefield** 10/06/2000
 FTFC **CB000N000S300/AOAA** Notes **TWO STORAGE MEZZANINE AREAS; AMPLE EXPANDABLE PARKING**

THIS IS AN EXCLUSIVE LISTING OF THE 'MULTIPLE' AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

© American Industrial Real Estate Association
Metropolis



INDUSTRIAL FOR LEASE

AVAIL. SF: 2,500

TOTAL BLDG.SF: 9,000



ADDRESS 1856 S BAKER AV, ONTARIO

ZIP 91761

- MULTI-TENANT BUILDING**
- * PRIVATE FENCED YARD**
- * EXPANDABLE TO 3,000 SF**
- * 220 VOLT POWER AVAILABLE IN WAREHOUSE**

LEASE RENTAL \$ 1,625 /mo Gross 0.650 Net _____ Term 1 YEAR
SALE PRICE\$ _____ Price/SF \$ _____ Tax \$ 7,668 Yr 2003 - 2004
Terms _____ Possession Immediate
Avail SF 2,500 Dim IRR X IRR Power A 100 V 120-208 Ø 3 W 4
Min. SF 2,500 Dim _____ Lighting FLUOR Heat NONE Cooling NONE PWR Notes VERIFY
Land SF _____ Dim _____ Trk Hi Pos 0 Dim _____ EQ Zone N
Const BLK Roof LAM Grd Lev Drs 2 Dim 12x14 Dock N Well N
Foil Y Sklts N Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 0 W 1
Sprkd YES Min Clr Hgt 14 OFFICE DATA Ofc SF 200 # 1 Rest Rms: M 0 W 0
Pkg 5 Fenced Y Yr Blt 1987 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 642G4 Zone M1 To Show CALL - OCCUPIED Sp. Feat. YARD
AGENT Nick Chang (626) 854-3700 x121 Region SBO Listing # 1049330
FIRM Ashwill Associates 04/30/2004
FTCF CB300N000S000/AOAA Notes _____

THIS IS AN EXCLUSIVE LISTING OF THE 'MULTIPLE' AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

© American Industrial Real Estate Association
Metropolis



INDUSTRIAL FOR LEASE

AVAIL. SF: 2,400

TOTAL BLDG.SF: 11,200



ADDRESS 1856 S BAKER AV, ONTARIO ZIP 91761

**POL 11,200 SF BUILDING
\$0.07 CAM CHARGE
VERIFY ALL DETAILS**

LEASE RENTAL \$ 1,560 /mo Gross 0.650 Net _____ Term ACCEPTABLE TO OWNER
SALE PRICE\$ _____ Price/SF \$ _____ Tax \$ _____ Yr 2006 - 2007
Terms _____ Possession Immediate
Avail SF 2,400 Dim IRR X IRR Power A _____ V _____ Ø _____ W _____
Min. SF 2,400 Dim _____ Lighting FLUOR Heat NONE Cooling NONE PWR Notes VERIFY POWER
Land SF _____ Dim IRR X IRR Trk Hi Pos 0 Dim _____ EQ Zone _____
Const CTU Roof LAM Grd Lev Drs 2 Dim _____ Dock N Well N
Foil N Sklts N Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M _____ W _____
Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 100 # _____ Rest Rms: M _____ W _____
Pkg 8 Fenced Y Yr Blt _____ A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 642G4 Zone IND To Show CALL - FOR APPOINTMENT Sp. Feat. _____
AGENT Nicholas Chang (949) 375-2310 Region SBO Listing # 1128837
FIRM Nicholas Chang RE Svcs 02/17/2006
FTCF CALL AGENT/AOAA Notes IS NOT A MEMBER OF THE AIR. PLEASE VERIFY ALL INFORMATION. NO
LISTING AGREEMENT ON FILE AT THE AIR.

THIS IS AN EXCLUSIVE LISTING OF THE 'MULTIPLE' AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

© American Industrial Real Estate Association
Metropolis

