

AVAILABLE FOR LEASE

±16,088 SF FREESTANDING INDUSTRIAL BUILDING

375 N. SEQUOIA AVENUE

ONTARIO, CALIFORNIA



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AVAILABLE FOR LEASE

±16,088 SQUARE FEET

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PROPERTY FEATURES

- ±16,088 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±1,791 SQUARE FEET OF TWO-STORY OFFICE SPACE
- ±0.88 ACRE PARCEL OF LAND
- RACKING INCLUDED WITH ±268 PALLET POSITIONS
- ONE (1) DOCK HIGH LOADING POSITION
- ONE (1) EXTERNAL DOCK HIGH LOADING POSITION
- TWO (2) GROUND LEVEL LOADING DOORS (12'X14')
- FULLY FENCED, PAVED & SECURED YARD AREA
- 0.33 GPM / 3,000 SF SPRINKLER SYSTEM (EXTRA HAZARD SYSTEM)
- 0.20 GPM / 1,500 SF SPRINKLER SYSTEM (MAIN HAZARD SYSTEM)
- 22' MINIMUM CLEARANCE HEIGHT
- 400 AMPS (EXPANDABLE TO 800 AMPS), 277/480 VOLTS OF POWER
- ±32 VEHICLE PARKING STALLS
- ±1-MILE DRIVING DISTANCE TO THE I-10 FREEWAY VIA MILLIKEN AVENUE
- ±2.4-MILE DRIVING DISTANCE TO THE I-10 FREEWAY VIA HAVEN AVENUE
- ±2.9-MILE DRIVING DISTANCE TO THE I-15 FREEWAY VIA JURUPA STREET
- ±4.4-MILE DRIVING DISTANCE TO THE FEDEX AND AMAZON HUBS LOCATED AT THE ONTARIO INTL' AIRPORT



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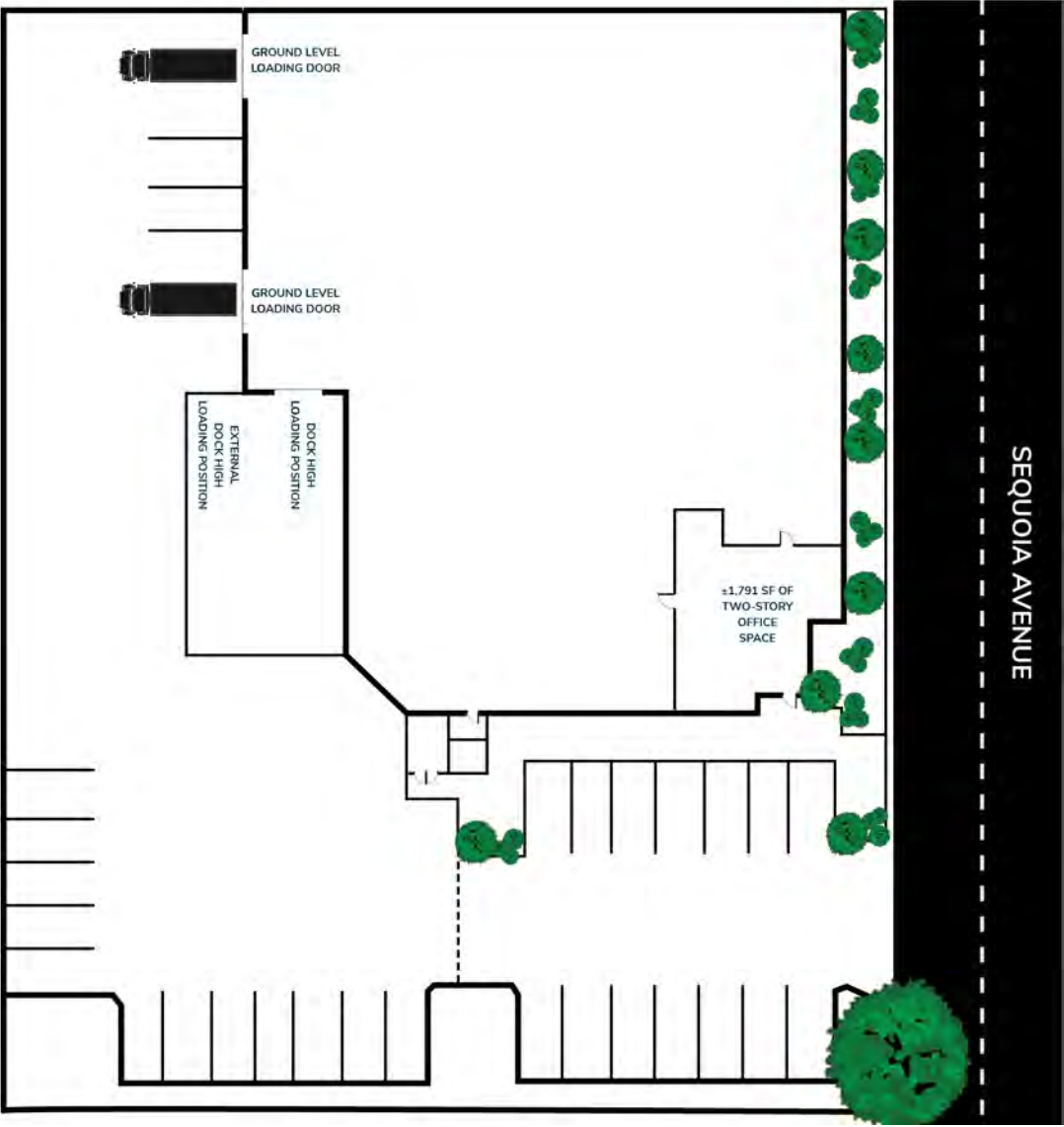
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CORPORATE ID #00976995

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**375
SEQUOIA
AVENUE
SITE PLAN**



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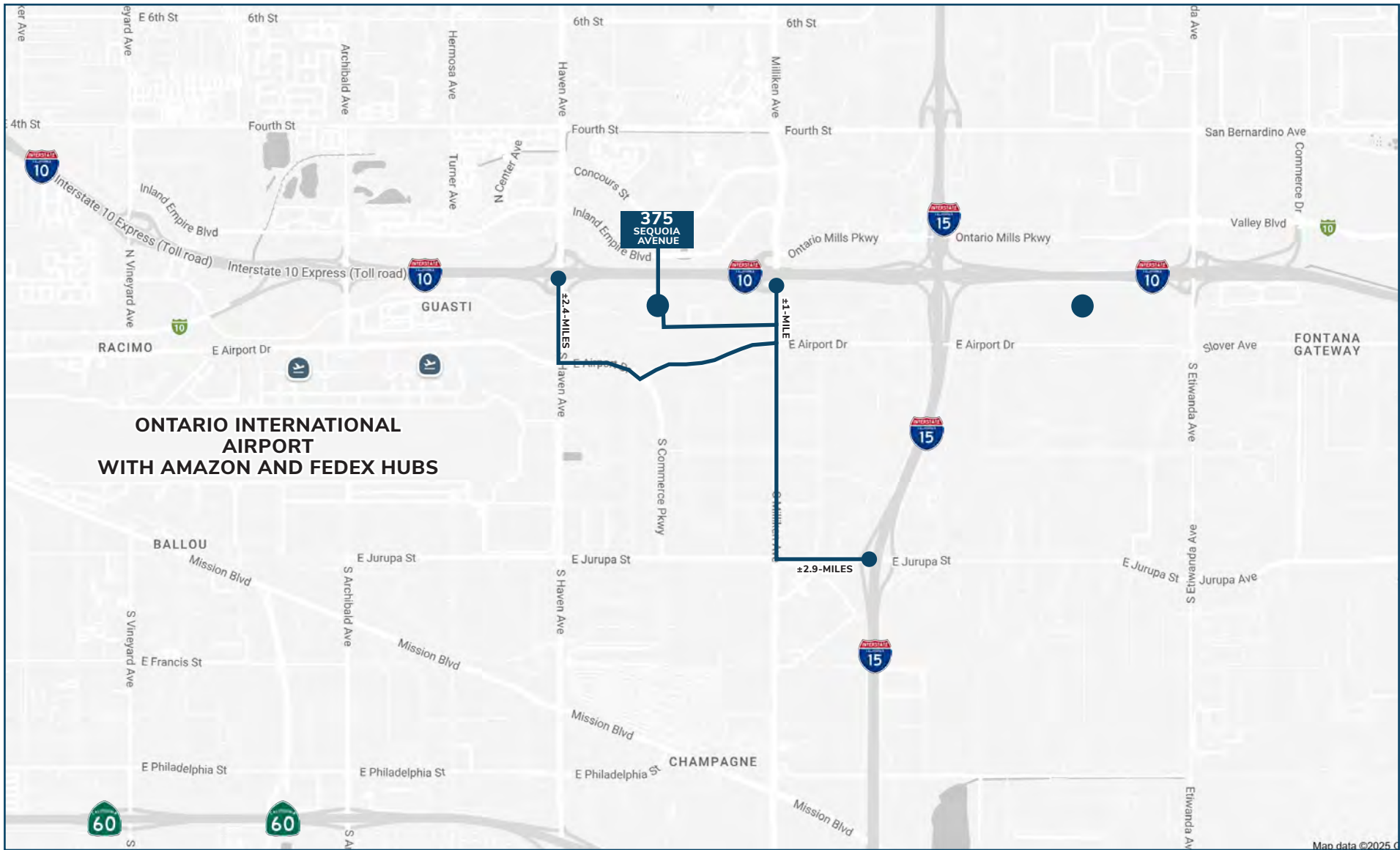
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ONT INTL' AIRPORT I
±4.4-MILE DRIVING DISTANCE

LA INTL' AIRPORT I
±58.3-MILE DRIVING DISTANCE



PORTS OF LONG BEACH AND LOS ANGELES I
±57.9-MILE DRIVING DISTANCE



CA-10 FREEWAY INTERCHANGE I
±1-MILE DRIVING DISTANCE VIA MILLIKEN AVENUE

CA-15 FREEWAY INTERCHANGE I
±2.9-MILE DRIVING DISTANCE VIA JURUPA STREET

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FOR MORE INFORMATION, PLEASE CONTACT:

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