

FOR SALE
20,000+/- Square Foot Industrial Building
with 4,000+/- square foot Mezzanine

5135 Holt Boulevard
Montclair, California 91763

Contact only
Listing Agents below for
additional information to
Qualified Buyers

Carlos Rodriguez

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(909) 579-1366

Nancy Pun

Senior Broker Associate
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NOTE:

**DO NOT DISTURB any
tenant(s) in the building
(business owners, staff,
help or customers). Talk
only to above listing agents
about this property and its
availability.**



- A 20,000+/- square foot (foot print), free-standing, concrete tilt-up industrial commercial building with 4,000+/- sq. ft. approved, permitted, weight-bearing mezzanine.
- Property has current, active CUP for retail furniture business to sell new goods - open to the public (sales, showroom, display, storage, warehousing, pick-up and delivery).
- Major upgrades and improvements have been recently made and completed to the building and property last year-2017 (e.g., building completely repainted inside and out; installed central heat and air conditioning throughout entire building; security system with cameras on building-inside and out; new drought tolerant landscaping in front; new building front façade; new wrought iron gates and fencing; new ADA compliant handicap access in front & rear; complete slurry coat and striped parking area-front and rear).
- Front of the property has a large monument sign to provide excellent signage, visibility, exposure, and business identification on Holt Boulevard.
- Improved building parking area has lots of on-site parking in front and rear of property.
- Building has approximately 50+/- feet of plate glass windows along the front of the building that faces Holt Boulevard.
- The building has double entry glass doors at front & rear, strip fluorescent lighting inside and new LED lighting outside, security (32+/- cameras, motion sensors, sliding scissor gates on all windows & doors), sound speakers throughout, 1 large office, a breakroom, a storage room, high-speed internet access (fiberoptic capability), 3 restrooms, fire sprinklers and foiled ceiling throughout; 17+/- feet of clear height, sky lights, whirlybird vents, 400-amp, 4 wire, 3 phase power; 1-large 24' (w) X 16' (h) roll up door with exterior concrete 44" high dock platform for truck loading/un-loading in the rear.
- The property is a block long (Holt Blvd. at north end down to Brooks St. at south end) and has direct street access (ingress/egress) at both Holt Blvd. and Brooks Street.
- This building site (property) is a half block west of Central Avenue; a half block east of Monte Vista Avenue; in a high traffic Commercial (C) and Business Park (BP) zoned section of Holt Boulevard; and is on the south side of Holt Blvd.
- This property is zoned Business Park under the Holt Boulevard Specific Plan. Buyer to verify and satisfy itself with the City's zoning, the CUP, and the permitted use(s).
- Great location for Business Park type uses such as: warehousing, storage, wholesaling, light manufacturing, showroom/display, sales, service, & repair; and incidental retail sales and/or office use.

MGR Real Estate, Inc

This statement with the information it contains is given with the understanding that all negotiations relating to the availability, purchase, renting, leasing or sale of any property and/or business mentioned or described in the above information and/or attachments shall be conducted through this office (MGR Real Estate, Inc.). The above information and any attachments while not guaranteed has been secured from sources we believe to be reliable and correct but for which we assume no liability or responsibility for any errors or omissions. No warranty or representation is made as to the accuracy of the written or attached information. All information above and/or in any attachments are subject to change without notice.

For Sale Summary

5135 Holt Boulevard, Montclair, California Industrial Building
A.P.N. 1011-031-09

Sale Price: \$3,295,000 / Sale terms: All cash or cash to new loan (CTNL) with strong down payment
This property will be delivered to buyer vacant at close of escrow

The 5135 Holt Boulevard industrial building was completed in approximately 1979. The contemporary concrete tilt-up, industrial commercial building was beautifully renovated with a thorough, extensive, and refreshing new remodel (landscaping, parking, building façade, painting, lighting, HVAC system, and much more) in 2017. The site (property) is located in the heart of the Montclair Holt Boulevard Specific Plan's business park and commercial zoned corridor along the long block between Monte Vista and Central Avenue. The building is approximately 20,000+/- square feet with a 4,000+/- square foot approved and permitted mezzanine (weight-bearing). The building property is a block-long land parcel totaling 55,757+/- square feet (1.28 acres) on (between) Holt Boulevard and Brooks Street. The property is on the south side of Holt Boulevard and centrally located directly between Central Avenue to the east and Monte Vista Avenue to the west. The property is an ideal single-tenant use industrial building. The new 2017 front façade design on the building is contemporary in style and has a very distinctive and appealing look. The interior of the building has a pleasant and comfortable open modern design, an open floor plan space, a large office, a break room and storage room, 3 restrooms, multiple entrance points, multiple interior stairs to the mezzanine, wrought iron fencing and gates for security at the front and rear of the building, and all new LED lighting on the exterior of building. Property driveway entrance/access points from both Holt Boulevard (at north end) and Brooks Street (at south end).

This asset is an ideal owner-user opportunity; and, just as good, an opportunity for any seasoned real estate investor having their own tenants or clients in-hand who are ready to lease at the right building, with the right image, and at the right location. The building/property is also good for industrial property buyers who are looking for a well-maintained, pride of ownership, industrial property to purchase in order to complete and protect a 1031 exchange.

PROPERTY HIGHLIGHTS

- Attractive industrial building, style, design, and construction (low maintenance property exterior)
- Ideal size, single-tenant industrial building / Desirable lot/parcel shape and size
- Property has current/active CUP (Conditional Use Permit) for retail furniture business storage/showroom
- Fee simple parcel / Good clear title
- Large open floor plan good for showroom/display, sales, wholesaling, storage and warehousing uses
- Lots of parking in front and rear of property
- Property located in Business Park zoning (light industrial) under Holt Boulevard Specific Plan
- Large, illuminated, stand-alone monument sign on Holt Boulevard
- Freeway friendly to I-10 and 60 freeways
- Block long, rectangular shaped property has major direct street access (driveways) at each end

Contact Listing Agents Below:

(for additional information to qualified buyers/tenants)

- **Carlos Rodriguez** (Lic. #00876859) crodriguez@mgrservices.com / D.L. # (909) 579-1366
- **Nancy Pun** (Lic. #01399475) npun@mgrservices.com / D.L. # (909) 608-2171

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3800 E. Concourse St., Suite 350, Ontario, California 91764

Commercial Brokerage / Lic. # 01841921 / WWW.MGRREALESTATE.COM

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for accuracy



Property Profile – Sale

✓ Sale Price:	\$3,295,000
✓ Terms:	All cash or cash to new loan (CTNL) with good down payment
✓ Address:	5135 Holt Boulevard
✓ City:	Montclair, California 91763
✓ Location:	South side of Holt Blvd. between Monte Vista & Central Ave.
✓ County:	San Bernardino
✓ A.P.N.(s):	1011-031-09
✓ Lot Size:	55,757+/- square feet (1.28 acres)
✓ Zoning:	Business Park (light industrial) under Holt Blvd. Specific Plan
✓ Owner's Association:	None (N/A)
✓ Floors / Type of Construction:	1 with large, permitted, weight-bearing mezzanine / CTU (tilt-up)
✓ Elevator Service:	N/A
✓ Total Building Area:	20,000+/- ground floor sq. ft. with 4,000+/- sq. ft. mezzanine
✓ Lease Rate / Lease Type:	None
✓ Base Year / Expense Stop / Net:	None
✓ Building Amenities / Features:	See flyer/brochure
✓ Minimum Space Available:	N/A
✓ Maximum Contiguous Space Available:	20,000+/- ground floor sq. ft. with 4,000+/- sq. ft. mezzanine
✓ Number of Units / Suites Available:	Entire building
✓ Total Available Square Feet:	20,000+/- ground floor sq. ft. with 4,000+/- sq. ft. mezzanine
✓ Percentage of Building Leased:	0% at close of escrow (tenant will vacate property at COE)
✓ Outside Sign:	Yes; large, front, stand-alone monument sign
✓ Parking:	57 striped parking spaces (27 in front & 30 in back of building)
✓ Restrooms:	3 (two at front and one at rear of building)
✓ Security System:	±32 cameras, motion sensors, scissor gates on windows/doors
✓ Year Built or Estimate of Age:	Approximately 1979; and thoroughly remodeled in 2017

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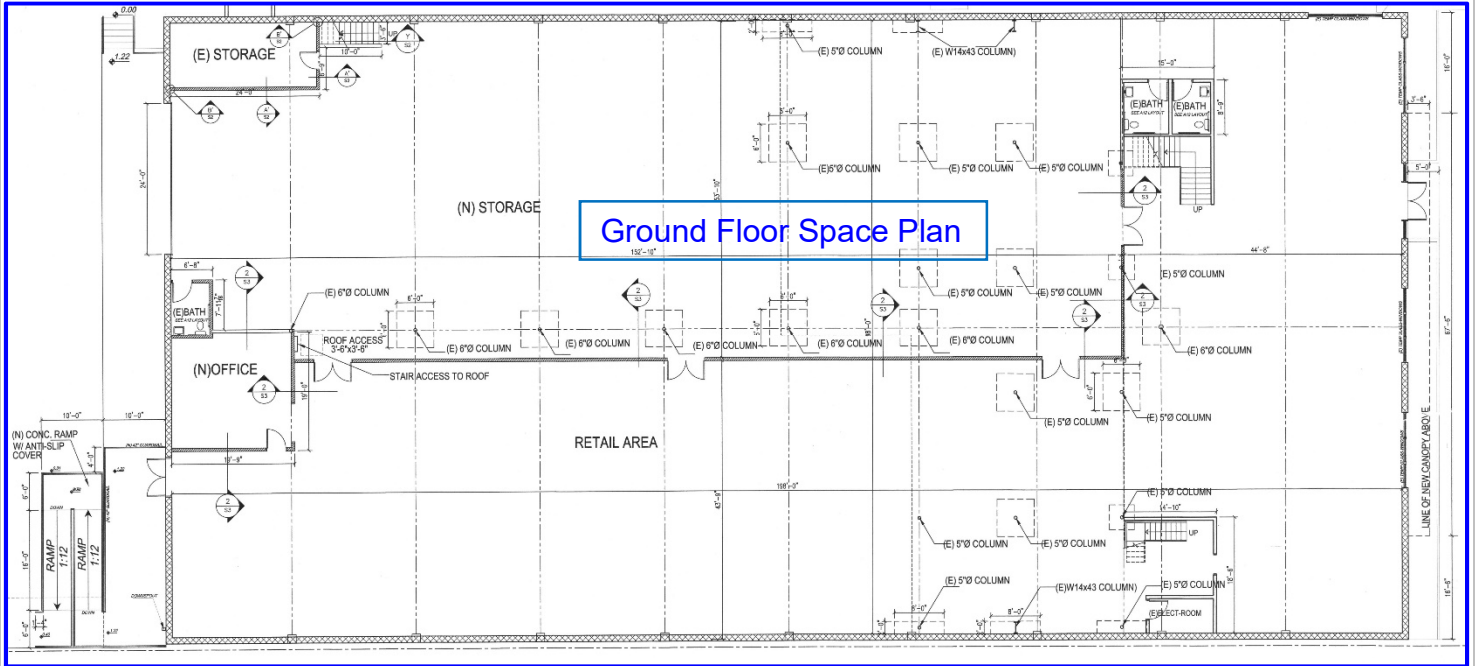
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Space Plan

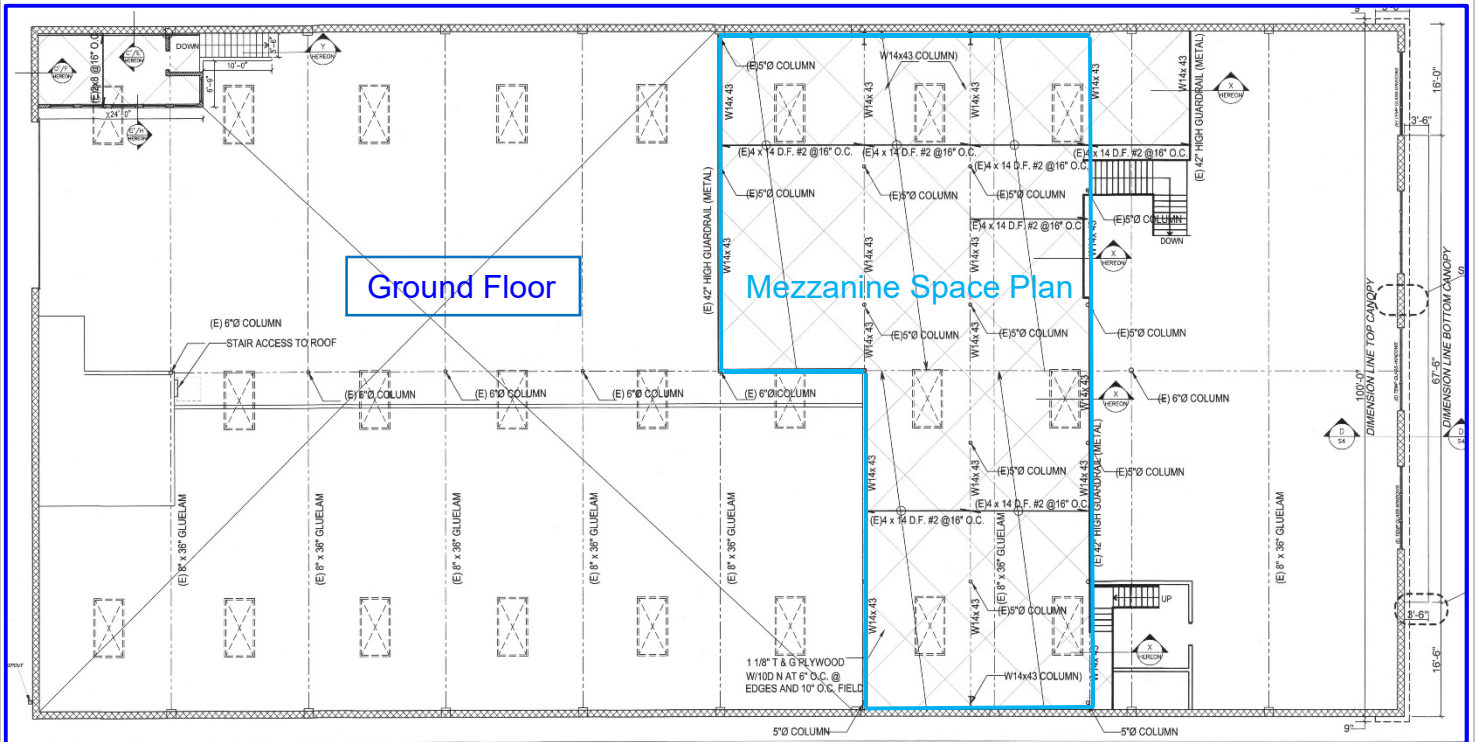
Ground floor and Mezzanine space plans
5135 Holt Boulevard, Montclair, CA 91763

Ground Floor Space Plan

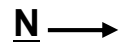


Ground Floor

Mezzanine Space Plan

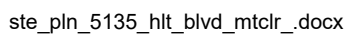


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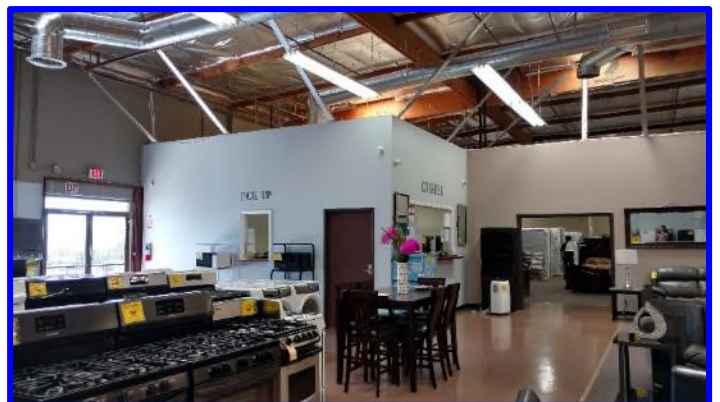
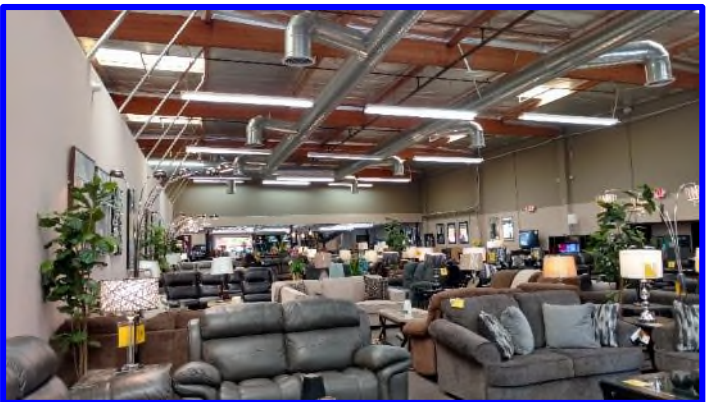
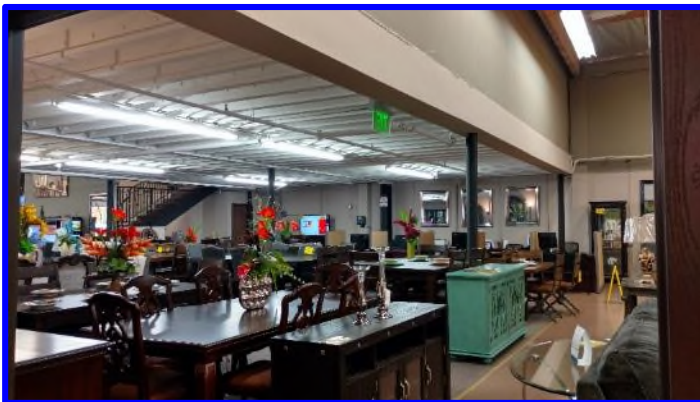


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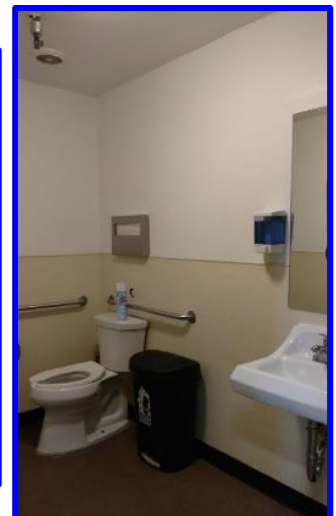
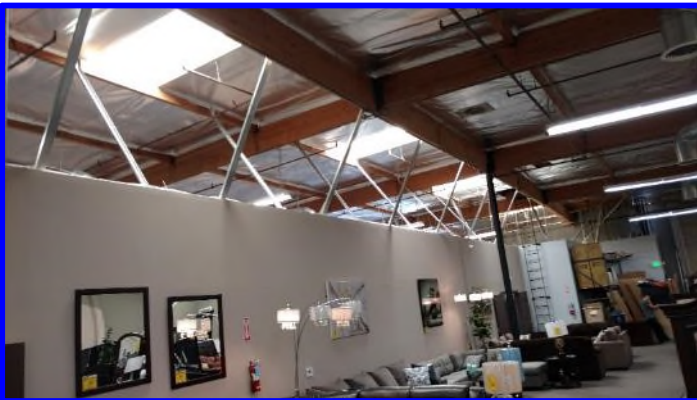
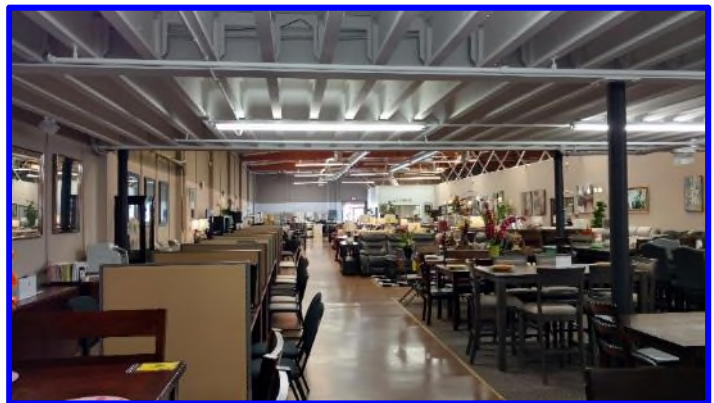
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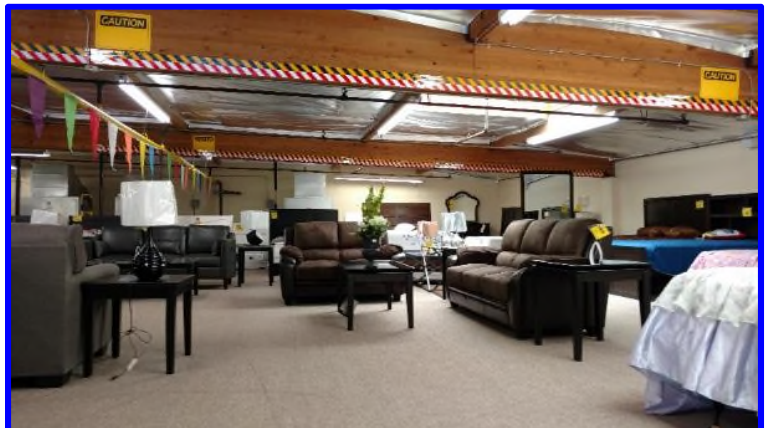
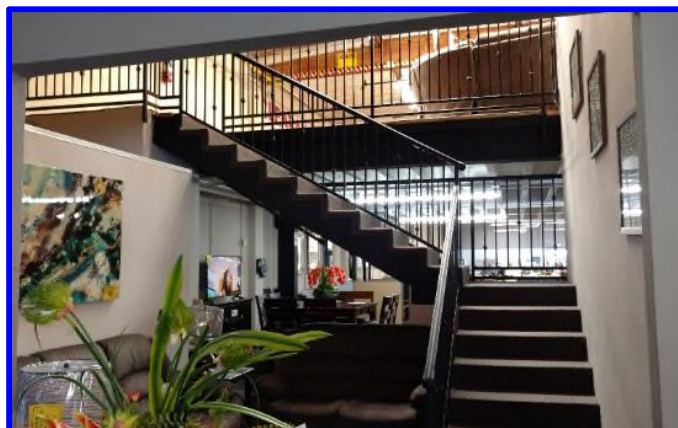
5135 Holt Boulevard, Montclair (Interior)



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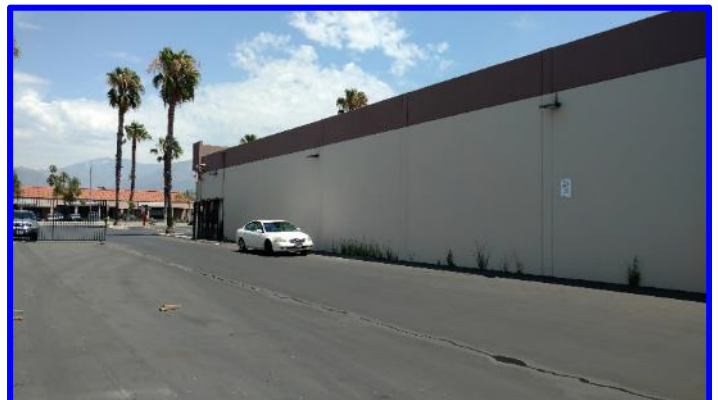
5135 Holt Boulevard, Montclair (Mezzanine)



5135 Holt Boulevard, Montclair (Exterior)



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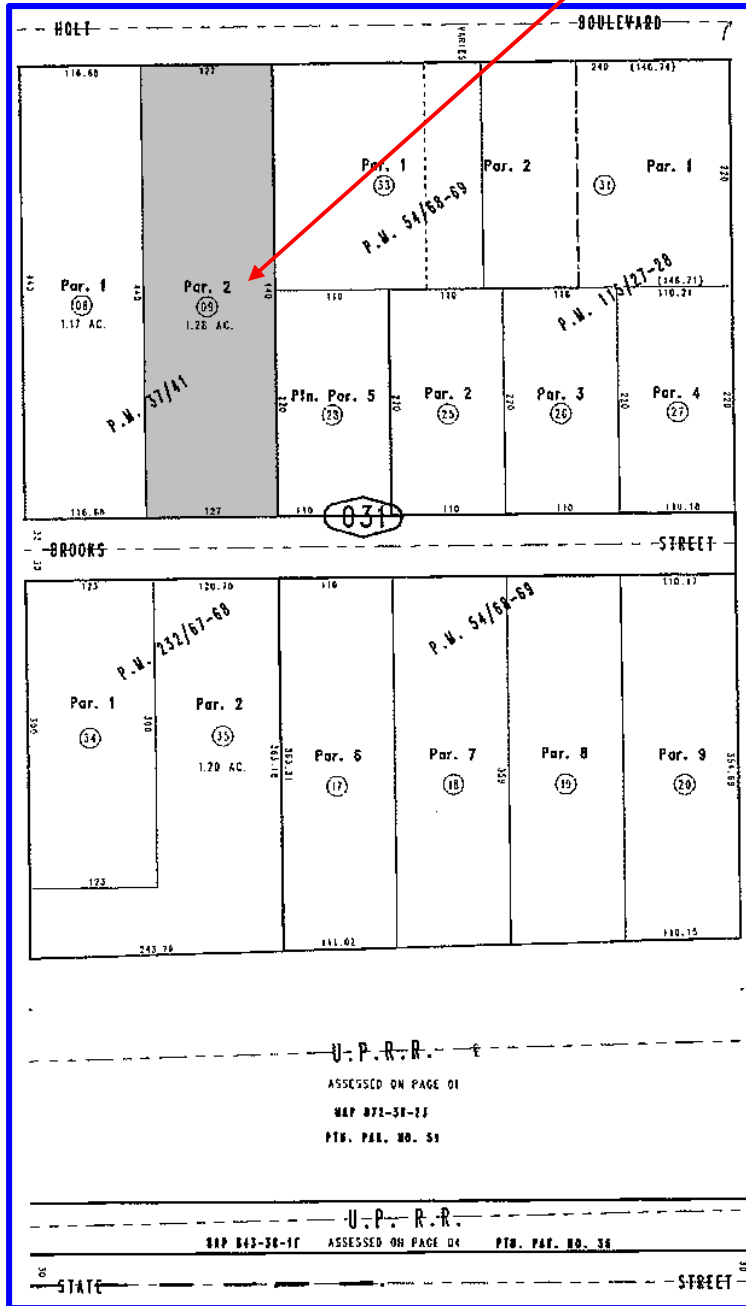


5135 Holt Boulevard, Montclair (Exterior)



Plat Map

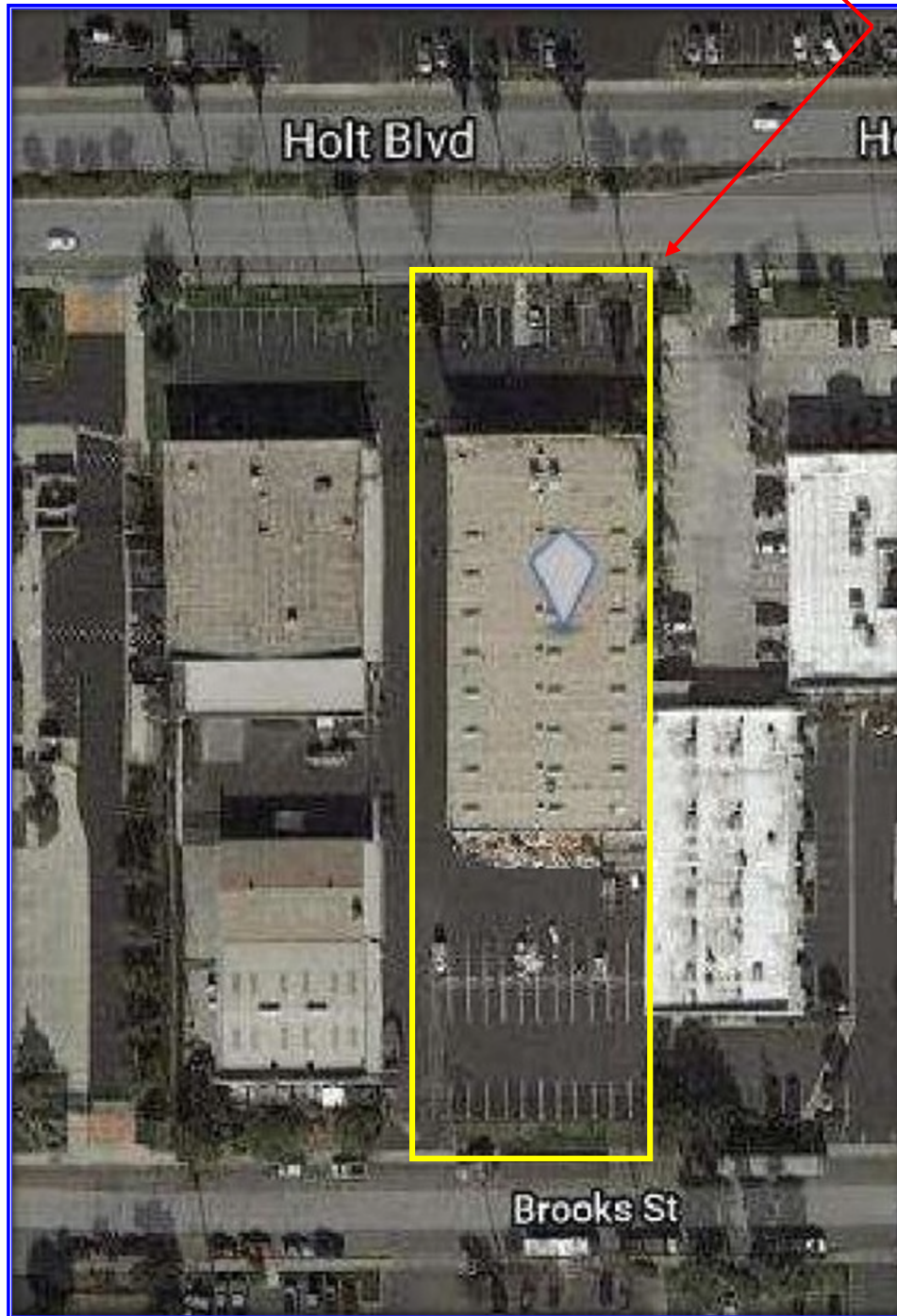
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Aerial Map
of
5135 Holt Boulevard, Montclair, California



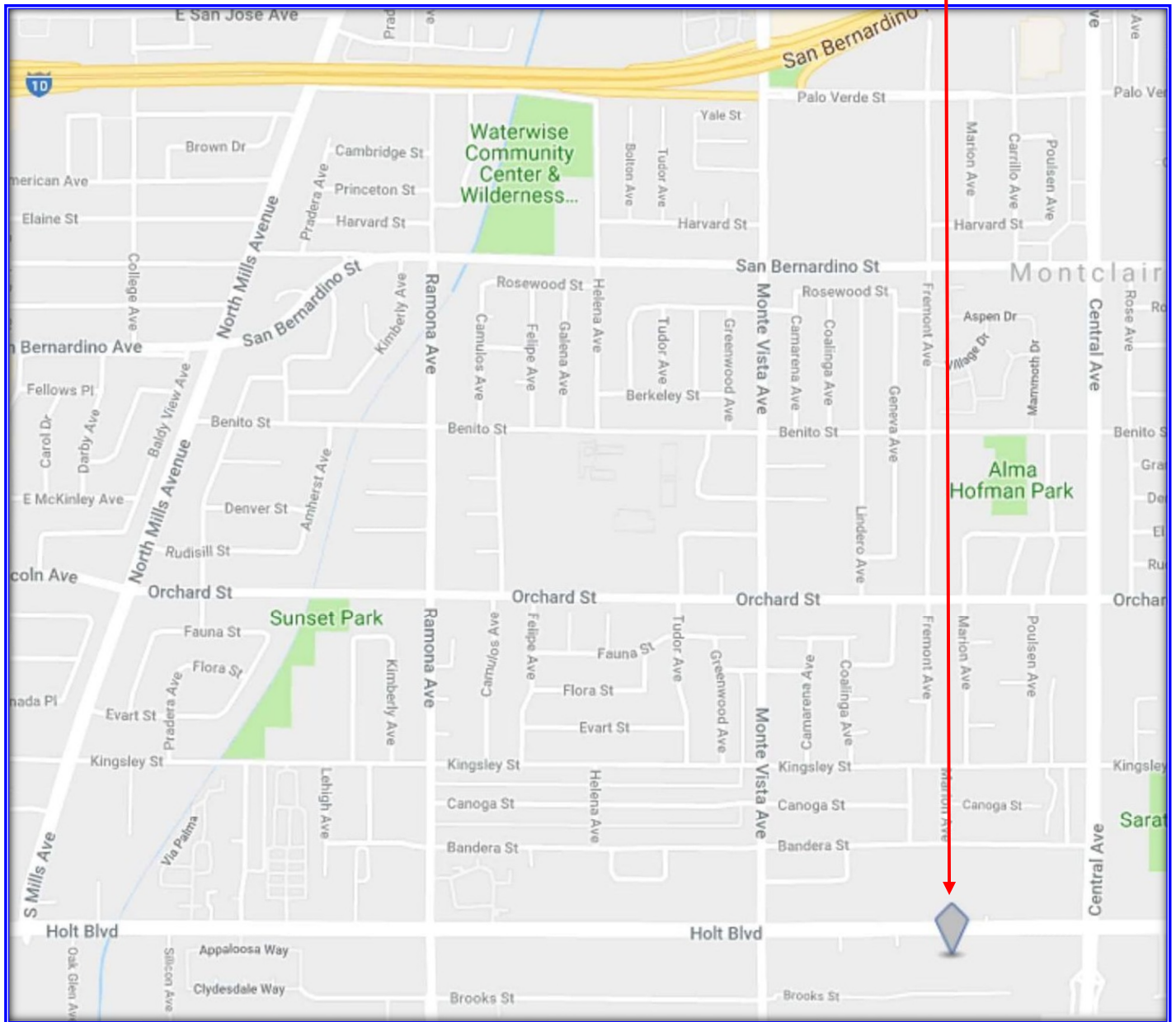
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Area Map

5135 Holt Boulevard, Montclair, California



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