

# ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE & 2580 E PHILADELPHIA • ONTARIO, CA



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PHILADELPHIA ST



| Address                 | Suites | Total Size SF | Office SF | Lease Rate PSF / NNN | Comments    |
|-------------------------|--------|---------------|-----------|----------------------|-------------|
| 2260 S Archibald Ave    | A      | ±6,784        | ±1,089    | \$1.20 / \$0.51Opex  | 1 DH / 1 GL |
| 2260 S Archibald Ave    | D      | ±6,759        | ±826      | \$1.20 / \$0.51 Opex | 1 DH / 1 GL |
| 2580 E Philadelphia Ave | E      | ±7,766        | ±1,081    | \$1.20 / \$0.52 Opex | 1 DH / 1 GL |

# ARCHIBALD FREEWAY CENTER



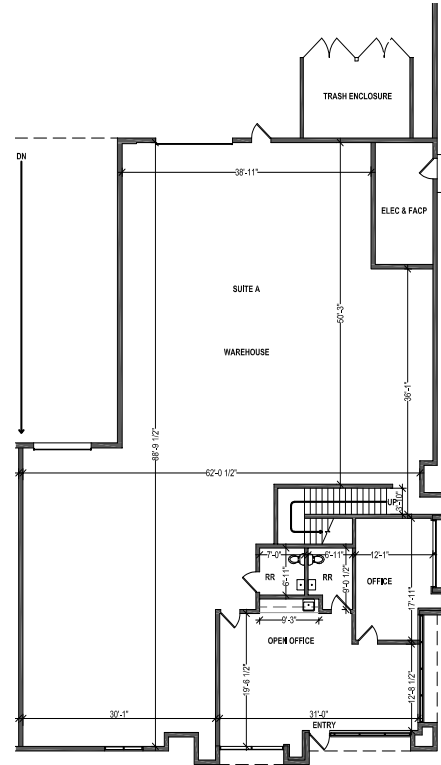
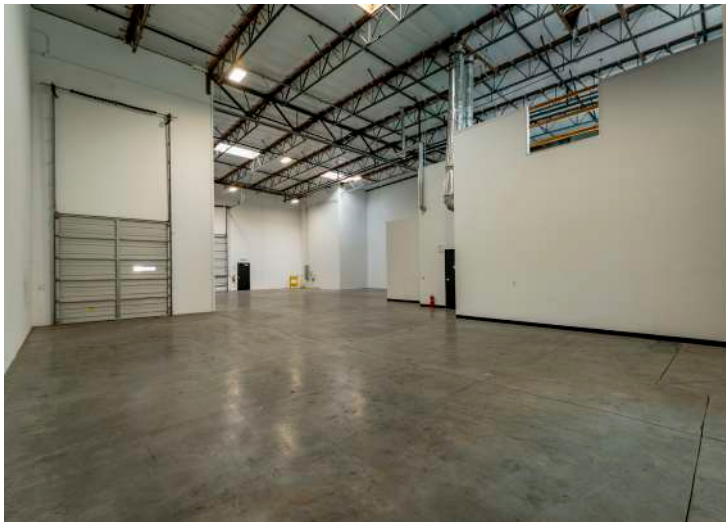
Situated along S. Archibald Ave, the Archibald Freeway Center offers excellent visibility and accessibility in a 69,467 square-foot business park. This professionally managed, high-image property provides leasing options ranging from 6,184 to 11,168 square feet, with each suite including a dock high door and ground level door. Office space and mezzanine space for light storage all included within the square footage of each suite.

The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Suites feature a clear height of 25 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.

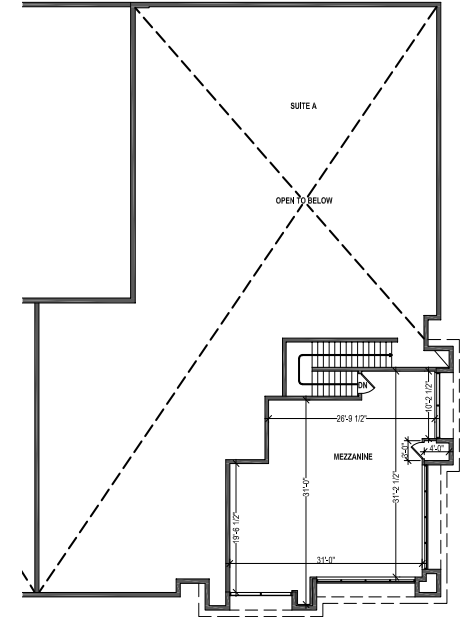


# ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE, STE A • ONTARIO, CA



First Floor



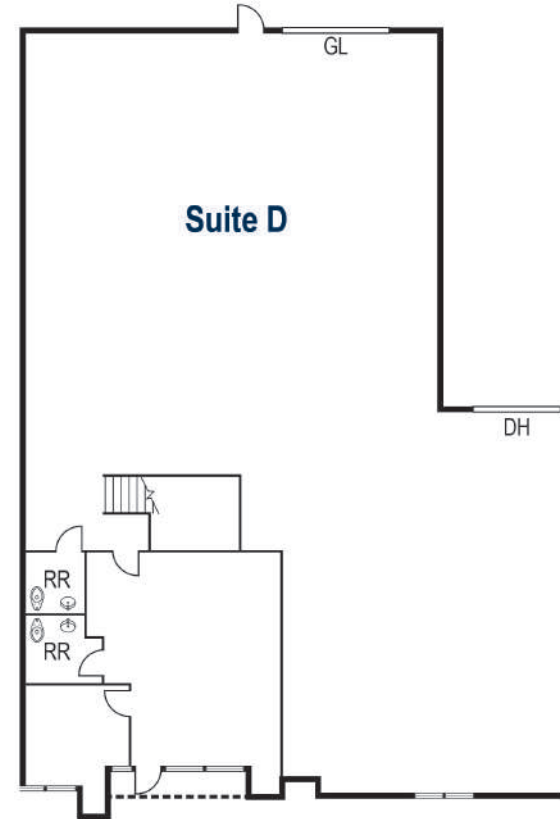
Mezzanine

## PROPERTY HIGHLIGHTS

- ±6,784 SF Total Square Footage
- 25' Minimum Clear Height
- ±1,089 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

# ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE, STE D • ONTARIO, CA

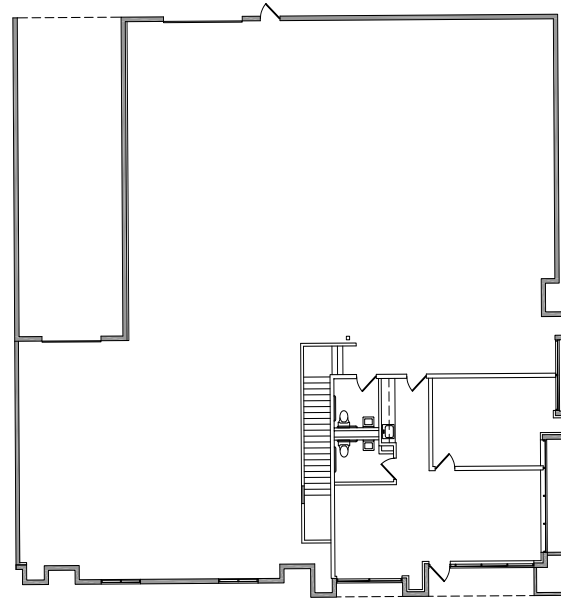
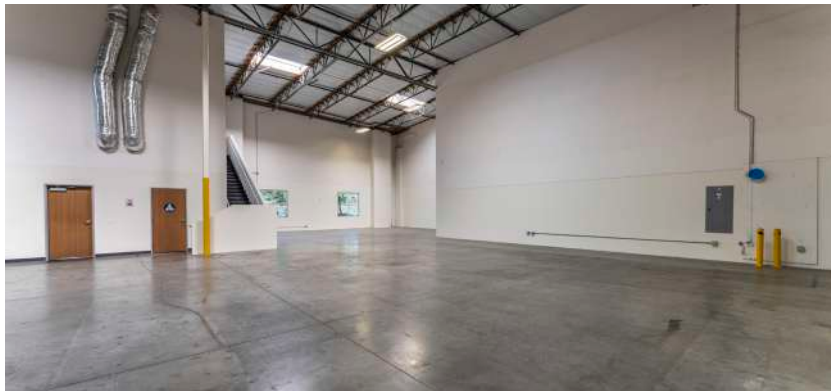


## PROPERTY HIGHLIGHTS

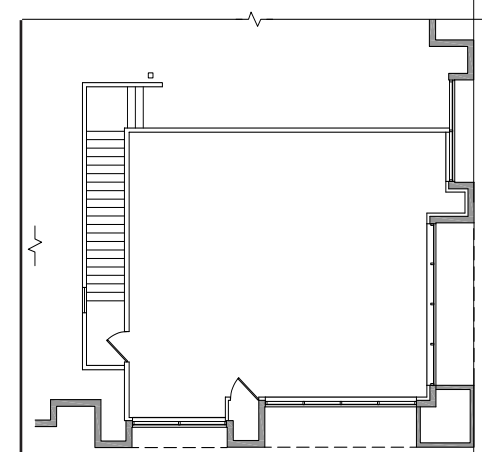
- ±6,634 SF Total Square Footage
- 25' Minimum Clear Height
- ±826 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

# ARCHIBALD FREEWAY CENTER

2580 E PHILADELPHIA ST, STE E • ONTARIO, CA



First Floor



Mezzanine

## PROPERTY HIGHLIGHTS

- ±7,766 SF Total Square Footage
- 25' Minimum Clear Height
- ±1,081 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

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