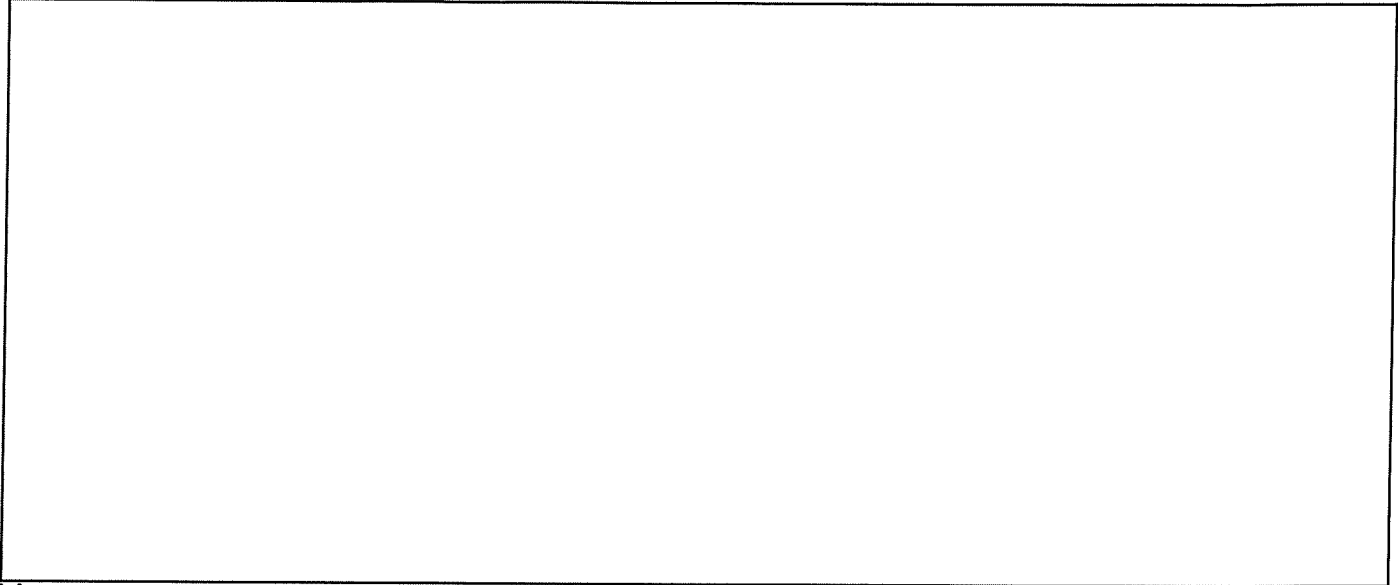


**Industrial For Lease**

Available SF:

Total Building SF:



**Address:** 1261 W State St., Ontario, CA 91762  
**Cross Streets:** W State St / S Oaks Ave  
**Park Name:**

High Image Business Park / Freestanding Building  
3,224 SF of 2-Story Office Space (w/ Windows to Warehouse)  
24' Minimum Warehouse Clearance / Close to 10 & 60 Fwys  
1 DH Door / 1 GL, 4 RRs, Sprinklered  
Concrete Walled Yard Area, 800A 240/480V 3PH

**Lease Rate/Month:** \$21,026  
**Lease Rate/SF:** \$1.540  
**Lease Type:** Gross  
**Terms:** 3 - 5 Years  
**Price/SF:** \$0.000  
**Sale Price:** \$0  
**Taxes:** \$50,460 /Yr. 2023  
**Available SF:** 13,653  
**Minimum SF:** 13,653  
**Prop Lot Size:** 30,840  
**Yard:** Yes - Fenced/Paved  
**Zoning:** IG

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** Existing /2006  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 1: 12' x 14'  
**Dock High/Dim:** 1: 10' x 10'  
**Clear Height:** 24  
**Heat/Cool:**  
**Roof Type:** Laminated/GLU Wood Beam  
**A:** 800 **V:** 240/480 **Ø:** 3 **W:** 4  
**Prkg Ratio:** 1.3 **:1/Spaces:** 18  
**Rail Service:** No  
**Specific Use:** Distribution

**Office SF / #:** 3,224 /5  
**Restrooms:** 4  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** Yes **SF:** 1,600  
**Include In Available:** Yes  
**Unfinished Mezz:** No **SF:**  
**Include In Available:**  
**Possession:** Date: 10/01/24  
**To Show:** Call Broker  
**Region:** Inland Empire West  
**Thomas Guide:** 000-A0  
**APN#:** 101120120

**Listing Company:** PENTA PACIFIC PROPERTIES (562) 699-1922 X

**Agents:** Douglas E. Wells (562) 908-6012 / Gilbert Lin (562) 881-2888

**Property/Listing/Ste #:** AIR Use Only

**Listing Date:** AIR Use Only

**FTCF:** CB250N000S000/AOAA

**Notes:** Rate includes the HOA. Sooner possession may be possible.

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

**Proceed to the 2nd page of this form and complete all fields.**

