

541

INDUSTRIAL BUILDING FOR LEASE

EMPORIA

+/- 31,748 SQ FT | ONTARIO, CA 91710



THE WAREHOUSE DEALERS

541 E. EMPORIA ST ONTARIO, CA

Former Cold Storage with all the equipment for storage still in the building. Property can be redeveloped for warehousing or manufacturing. Light Industrial zoning allows for several uses. Lot next door is include in the sale. Used as palette yard. Property to be delivered vacant at closing.

BUILDING DETAILS

- ±31,748 Sq Ft
- ±700 SF Office Space
- ±13,924 SF Freezer total
- ±9,555 SF Cooler total
- 14' Ceiling Height
- One (1) Dock High Door; One (1) Ground Level Door
- ±13,990 SF Gated Paved Yard
- ±1,256 SF Covered Shed in Gated Yard not included in Square Footage
- APN#1049-091-05-0000, APN#1049-091-04-0000, APN# 1049-091-12-0000
- 600 Amps Power; 277/480 Volts
- 12 Parking Spaces
- Freezer temps: 0 - 15 degrees
- Cooler temps: 30 - 40 degrees
- Zoning: Light Industrial
- Opportunity Zone

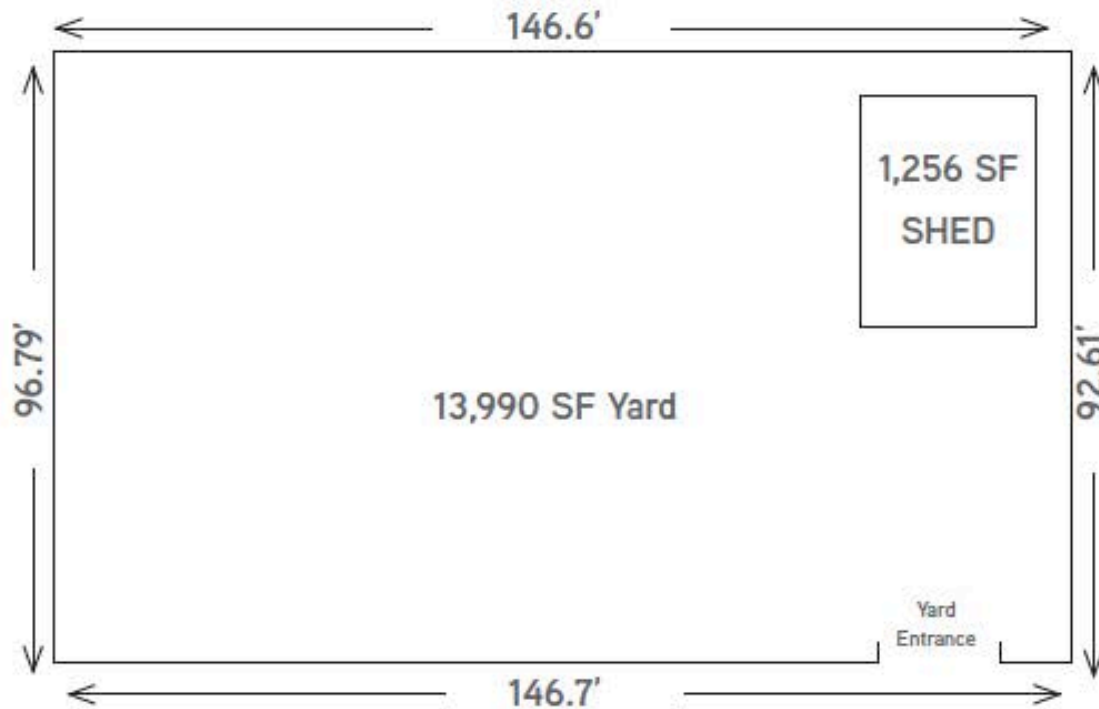


BUILDING DIMENSIONS

Rm 6, 8, 9, 10, 11 Freezer Space / Rm 3, 7, 12 Cooler Space

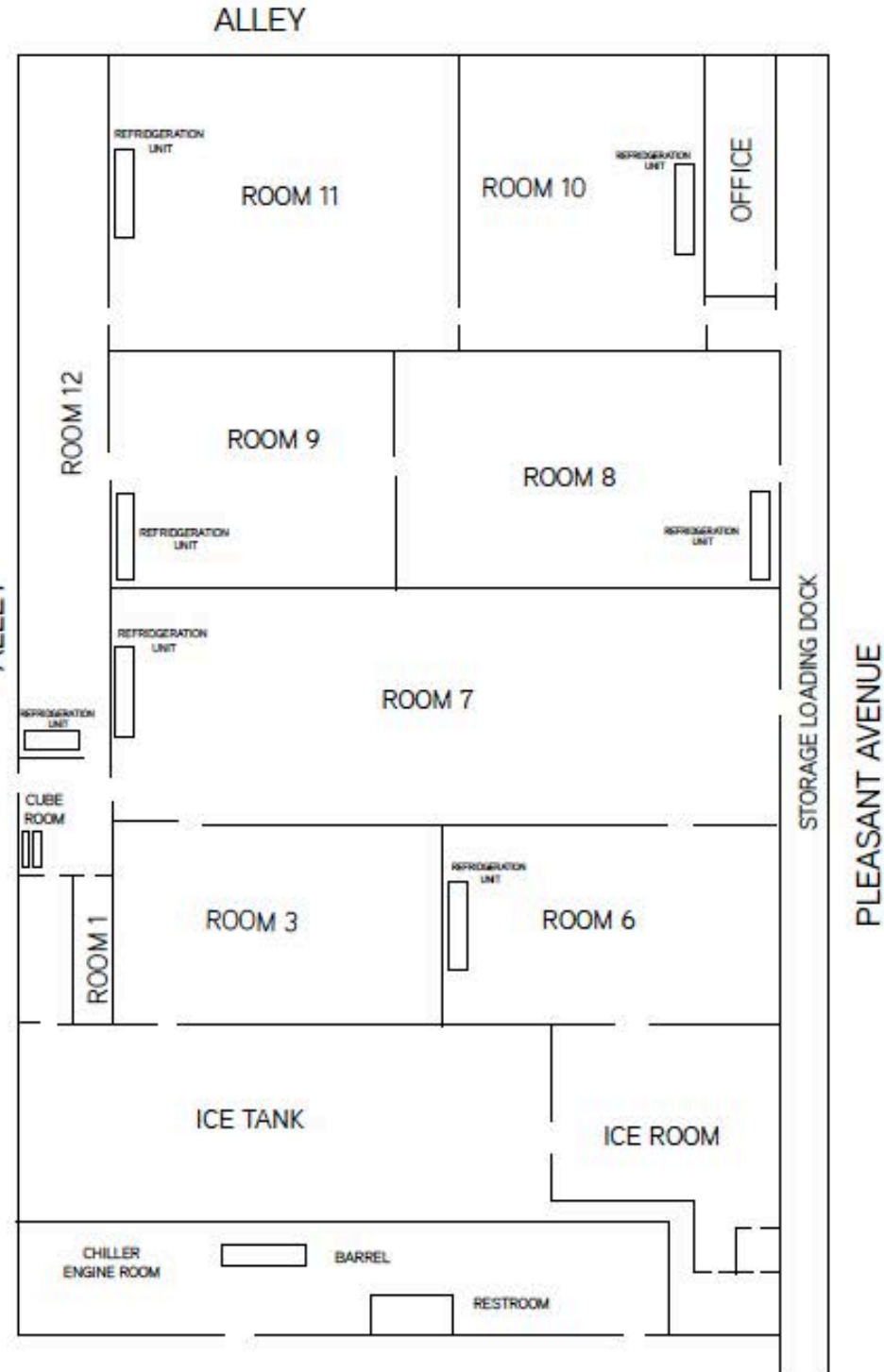
- Engine Room - 2,450 SF
- Ice Tank - 1,754 SF, 14.8' Ht
- Ice Room - 1,026 SF, 10' Ht
- Cube Room - 660 SF
- Rm 3 - 1,974 SF, 14' Ht
- Rm 6 - 3,182 SF, 13' Ht
- Rm 7 - 5,166 SF, 12' Ht
- Rm 8 - 3,150 SF, 12' Ht
- Rm 9 - 1,932 SF, 12' Ht
- Rm 10 - 2,054 SF, 12' Ht
- Rm 11 - 2,580 SF, 11' Ht
- Rm 12 - 2,415 SF, 12' Ht

FLOOR PLAN

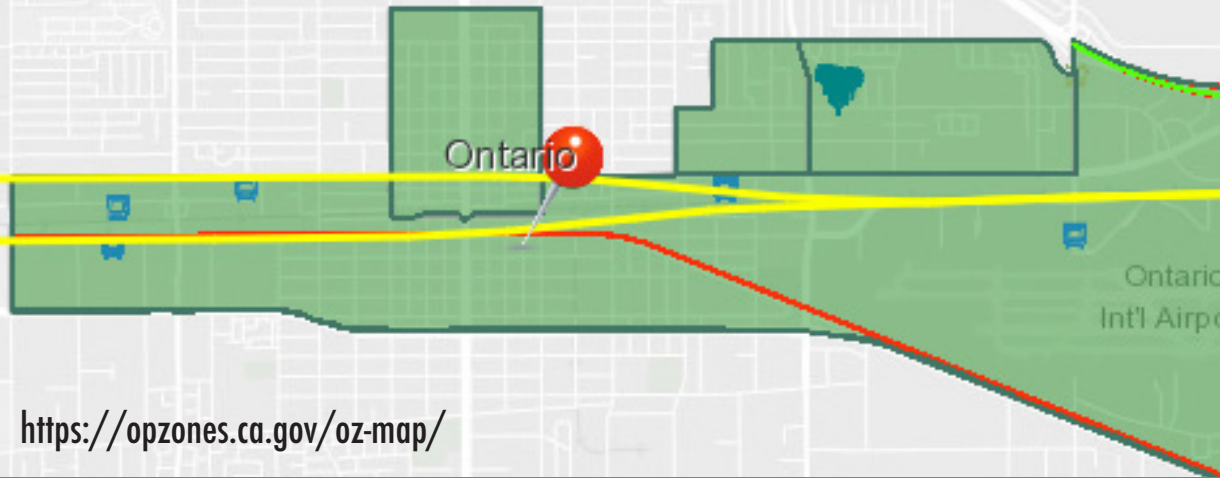


EMPORIA STREET

ALLEY

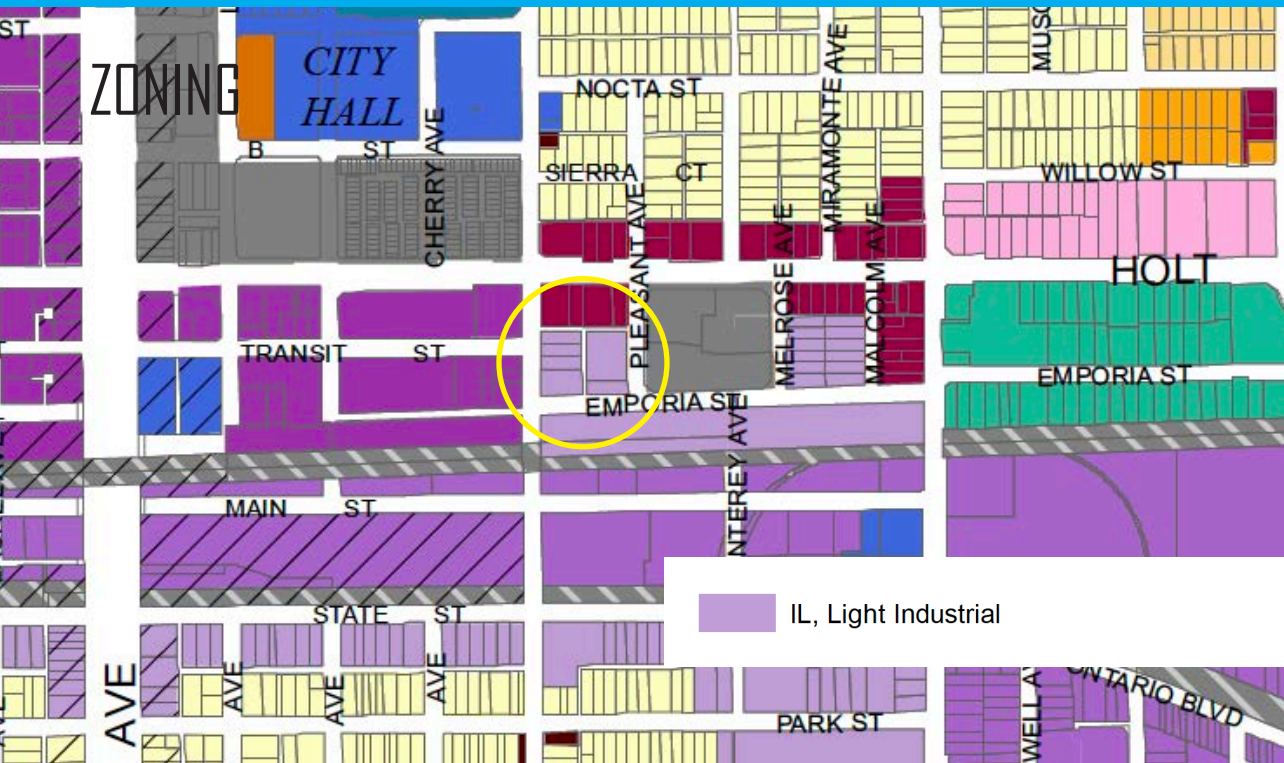


OPPORTUNITY ZONE

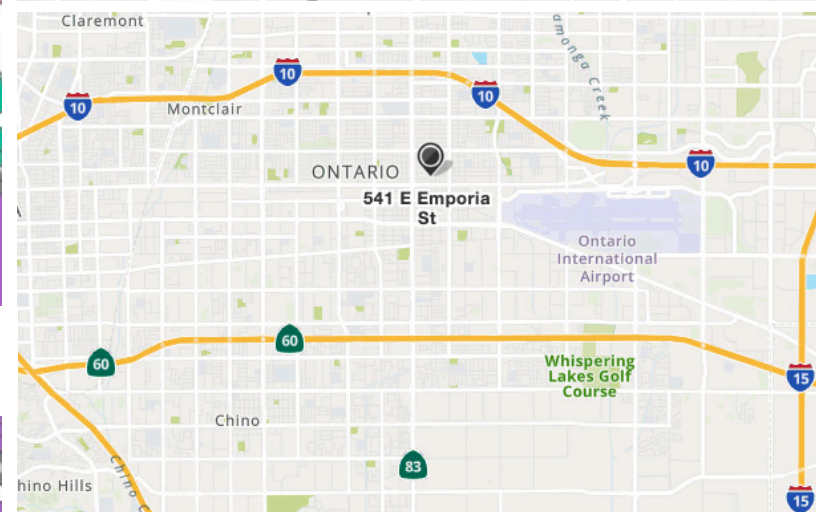
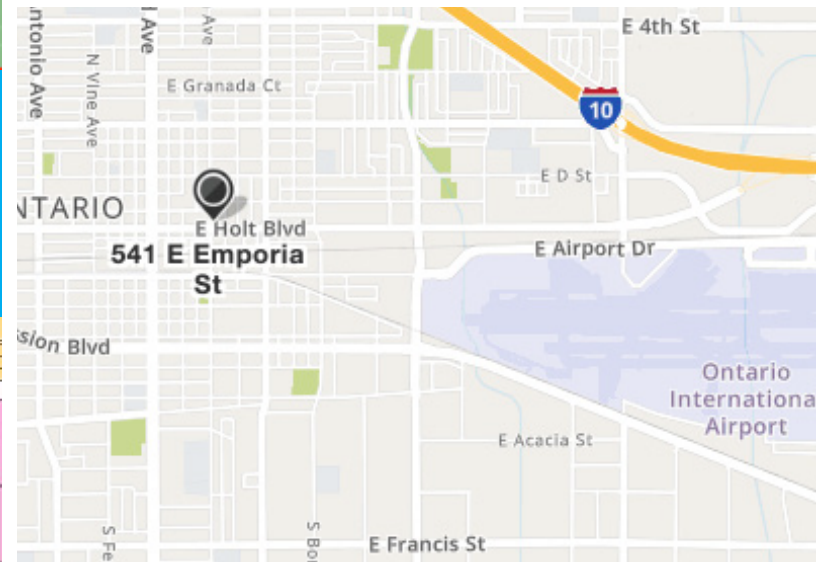
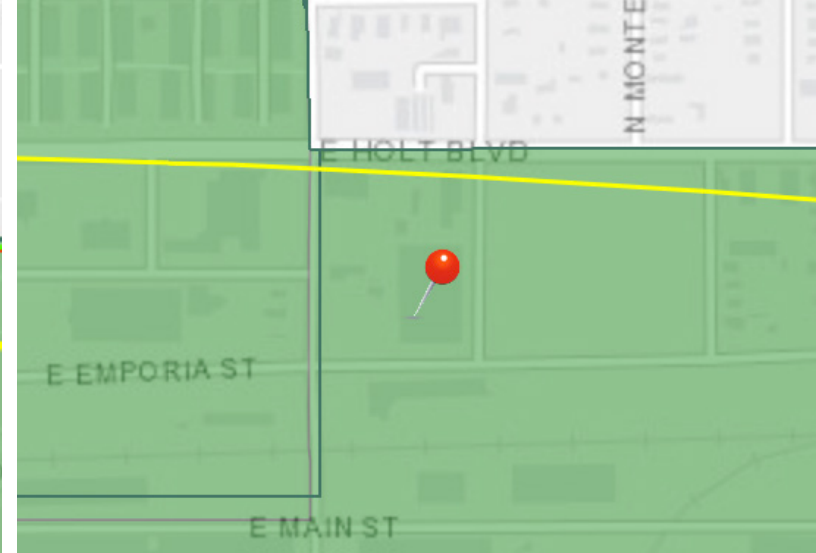


<https://opzones.ca.gov/oz-map/>

ZONING & MAPS



IL, Light Industrial





ADDITIONAL PHOTOS





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