

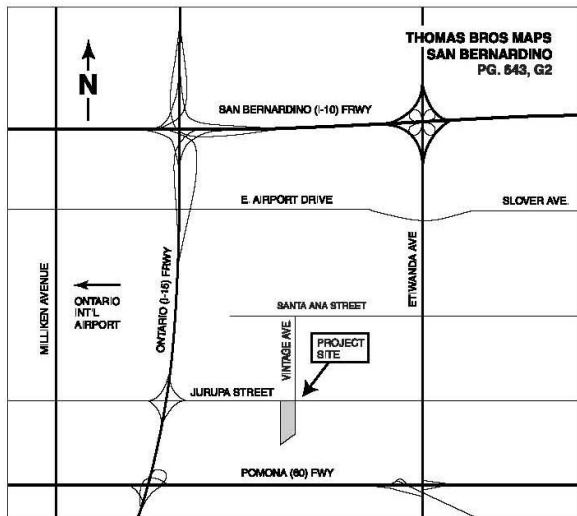
Investment Building Group

owner/developer

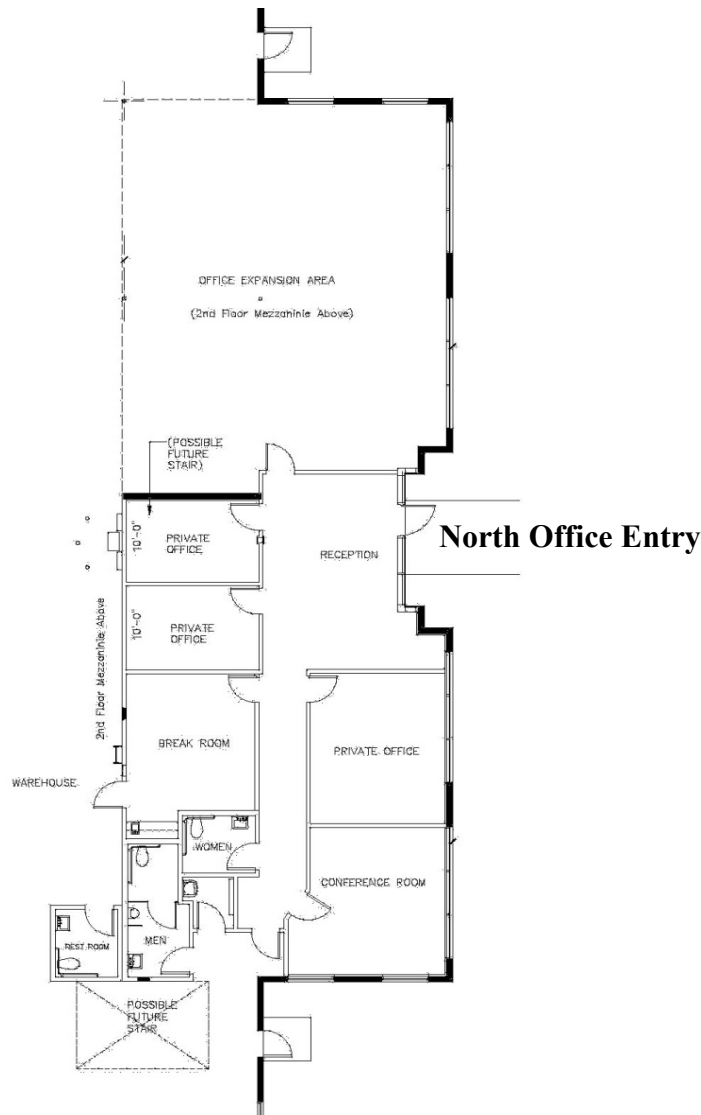
120,600 square feet
available in Ontario

- ☐ Major boulevard frontage
- ☐ 30' clear height
- ☐ ESFR fire sprinkler system
- ☐ Secured truck yard
- ☐ Immediate freeway access





FREEWAY CLOSE – Immediate access to the Ontario (I-15) freeway via the Jurupa Street interchange, providing immediate access to the San Bernardino (I-10) and Pomona (60) Freeways.



ADDRESS:

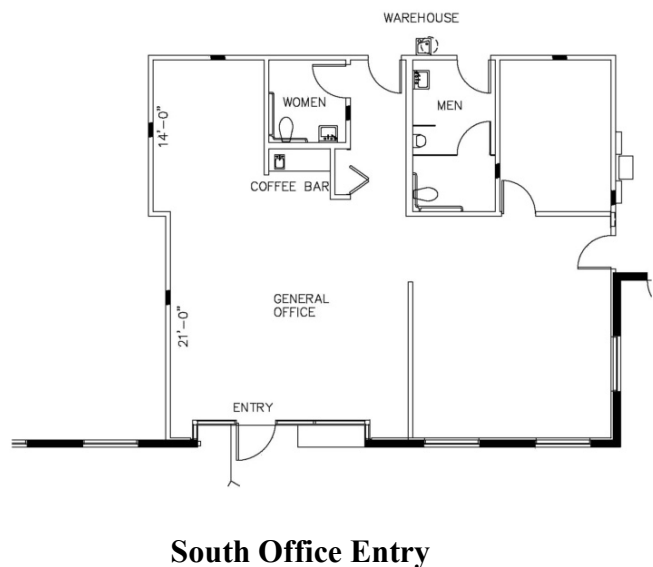
5300 E. Jurupa Street
Ontario, California 91761

FEATURES:

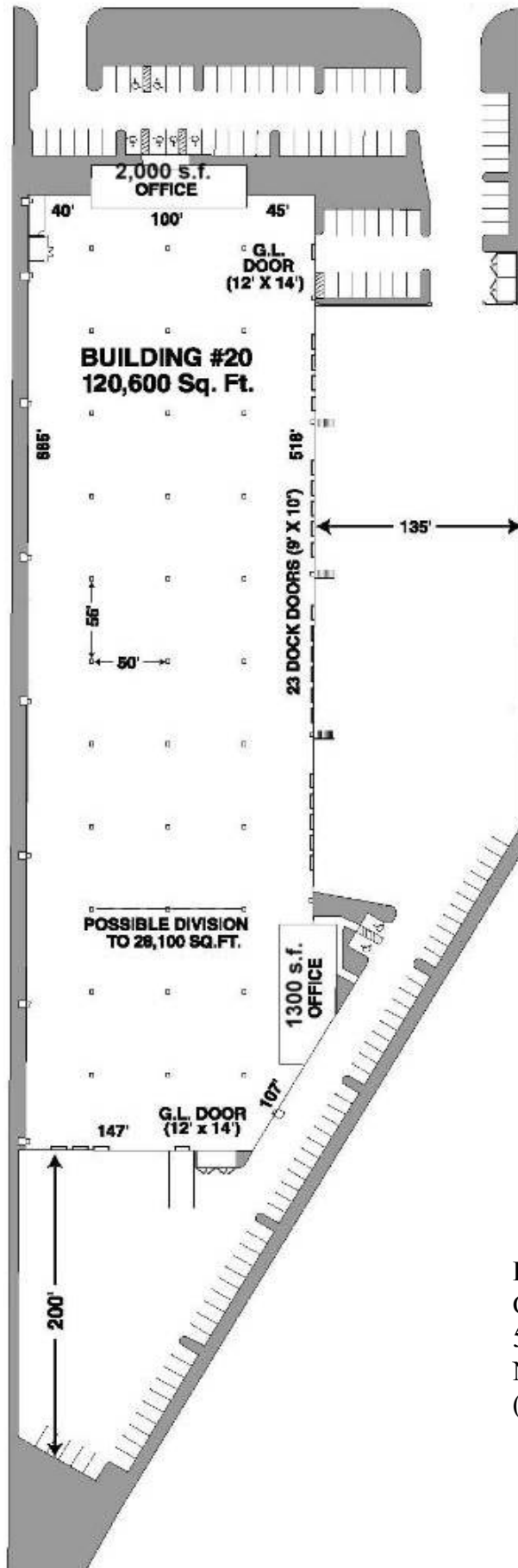
- ☐ 3,300 square feet of total office space separated into front and rear units (each have men's and women's tiled restrooms).
- ☐ Secured concrete truck yard and rear yard.
- ☐ 30' minimum warehouse truss height at first column.
- ☐ 23 (9' x 10') dock high doors at 14' o.c. with pit levelers. Knock out panels for additional doors.
- ☐ 2 (12' x 14') ground level doors.
- ☐ Durable 6" steel-reinforced 4,000 psi concrete floor.
- ☐ Wide 50' x 56' column spacing.
- ☐ ESFR (K25-214°) fire sprinkler system.
- ☐ T-5 warehouse lighting with motion sensors.
- ☐ 3% skylights for excellent warehouse day-lighting.
- ☐ 800 amps, 277/480 volt, 3-phase power (expandable).
- ☐ Bonus mezzanines above office areas for future office expansion.
- ☐ Site area: 6.31 acres.
- ☐ Over 125 onsite car parking.
- ☐ On-site parking for truck trailers.
- ☐ Industrial zoning (M-2 VI).

PROPERTY TAX / ASSESSMENT INFORMATION:

2025 annual property taxes of \$103,000.



JURUPA STREET



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