

1932 S. Bon View Avenue
West Ontario Distribution Center
Ontario, CA

174,494 SF | Class-A Logistics Facility
Now Complete
Located in the Center of South Ontario



FOR SALE OR LEASE



Developed By:



In Partnership with:



Nicholas Chang, CCIM, SIOR
Executive Vice President
nchang@naicapital.com
909.243.7614
CA DRE Lic. #01341826

Richard Lee, SIOR
Executive Vice President
rlee@naicapital.com
909.243.7601
CA DRE Lic. #01757870

Sione Fua
Senior Vice President
sfua@naicapital.com
909.243.7619
CA DRE Lic. #02006432

Justin Kuehn
Senior Vice President
jkuehn@naicapital.com
909.243.7627
CA DRE Lic. #01966182

Ken Jones, SIOR
Senior Vice President/Principal
909.373.2726
kjones@lee-assoc.com
Lic. ID: #01703262

Ben Palitz
Associate
909.373.2910
bpalitz@lee-assoc.com
Lic. ID: #02093182

Property Overview

Key Highlights



± 174,494
Square Feet



36'
Minimum Clearance
(6" inside first column)



23 DH | 1 GL
Loading Doors
(9' x 10') | (12' x 14')



19
Trailer Parking Stalls



ESFR
Sprinkler System



165'
Secured Truck Court



7 Inch
Slab Thickness

Property Highlights

± 4,375 SF
Office (2 Story)

56' x 60'
Column Spacing
(60' at Speed Bay)

100
Auto Parking Spaces

2,000 AMP
Panel 277/480V (4,000 UGPS)

2.5%
Skylights

Leadership In Energy And Environmental Design (**LEED**) Certified (Pending)

(12) 35,000 lb.
Mechanical Dock Levelers

20 FC
General Warehouse Lighting
(with no racking in place)

MM-80
Joint Filler Throughout Warehouse

Concrete Paving
Throughout Entire Project

Easy Access
to the SR-60, I-10, & I-15 Freeways

Corporate Neighbors

Distribution Alternatives

Mazda

B Braun Medical

National Distribution Center

Acuity Brands

Philips Lighting

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474

Site Plan

FOR SALE OR LEASE

1932 S. Bon View Avenue

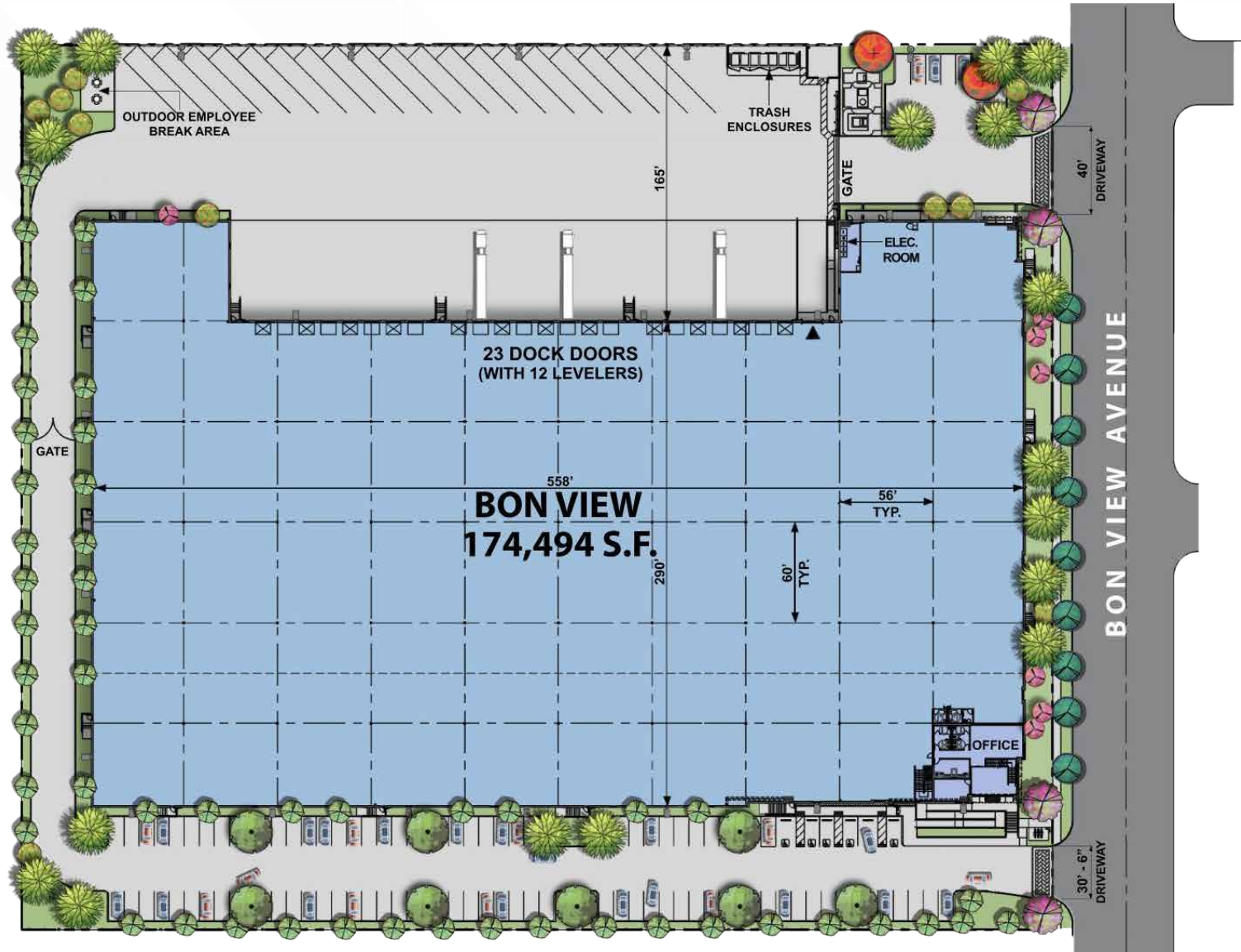
West Ontario Distribution Center

Ontario, CA

174,494 SF | Class-A Logistics Facility

Now Complete

Located in the Center of South Ontario





**1932
BON VIEW AVE**

SAM'S CLUB

B BRAUN MEDICAL

ONTARIO AIRPORT

PHILIPS LIGHTING

ACUITY BRANDS

TAYLORED SERVICES

MAZDA

E MISSION BLVD

CONVERSE

E FRANCIS ST

TYCO

VOLVO

DISTRIBUTION ALTERNATIVES

E PHILADELPHIA ST

ONTARIO

S ARCHIBALD AVE

60

