



## 545-615 W. Main Street

Ontario, California 91762

### Property Highlights

- Unique low-coverage industrial facility in ideal West Ontario location
- Two (2) functional industrial buildings totaling 18,514 Sq. Ft. located on two (2) Parcels of land totaling 1.77 Acres (77,272 Land Sq. Ft.)
- Ideal Owner / User Low Coverage Ratio Property or Industrial Investment / Redevelopment Site
- City of Ontario zoning: IG - General Industrial. Allows for a myriad of industrial use applications including transportation uses, outside storage, manufacturing, and more
- Fully asphalt paved lots with full perimeter fencing around entire property
- Owner may consider selling properties separately, contact broker for more information
- Located in a Qualified Opportunity Zone (OZ)

### Offering Summary

<b>Sale Price:</b>	\$5,600,000
<b>Building Size:</b>	18,514 SF
<b>Available Land SF:</b>	77,272 Land SF
<b>Price PSF (LAND):</b>	\$72.47 Per SF
<b>Price PSF (BUILDING):</b>	\$302.47 Per SF

### For More Information

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# Industrial For Sale

2 Buildings Totaling 18,514 Sq. Ft.

1.77 Acres | 77,272 Land Sq. Ft.

## 545 W. Main Street, Ontario, CA

<b>Building SF:</b>	13,464 Sq. Ft.
<b>Office SF:</b>	1,000 Sq. Ft.
<b>Land SF:</b>	52,272 Sq. Ft.
<b>APN:</b>	1049-031-06

### Key Features (545 W Main)

<b>Construction Type:</b>	Wood Frame w/ Steel
<b>Warehouse Clear:</b>	21' Clear Height
<b>Power (Buyer to Verify):</b>	600 Amps 277-480V
<b>Loading:</b>	4 GL (12'x12', 12'x14', 10'x12')
<b>Year Built:</b>	1937

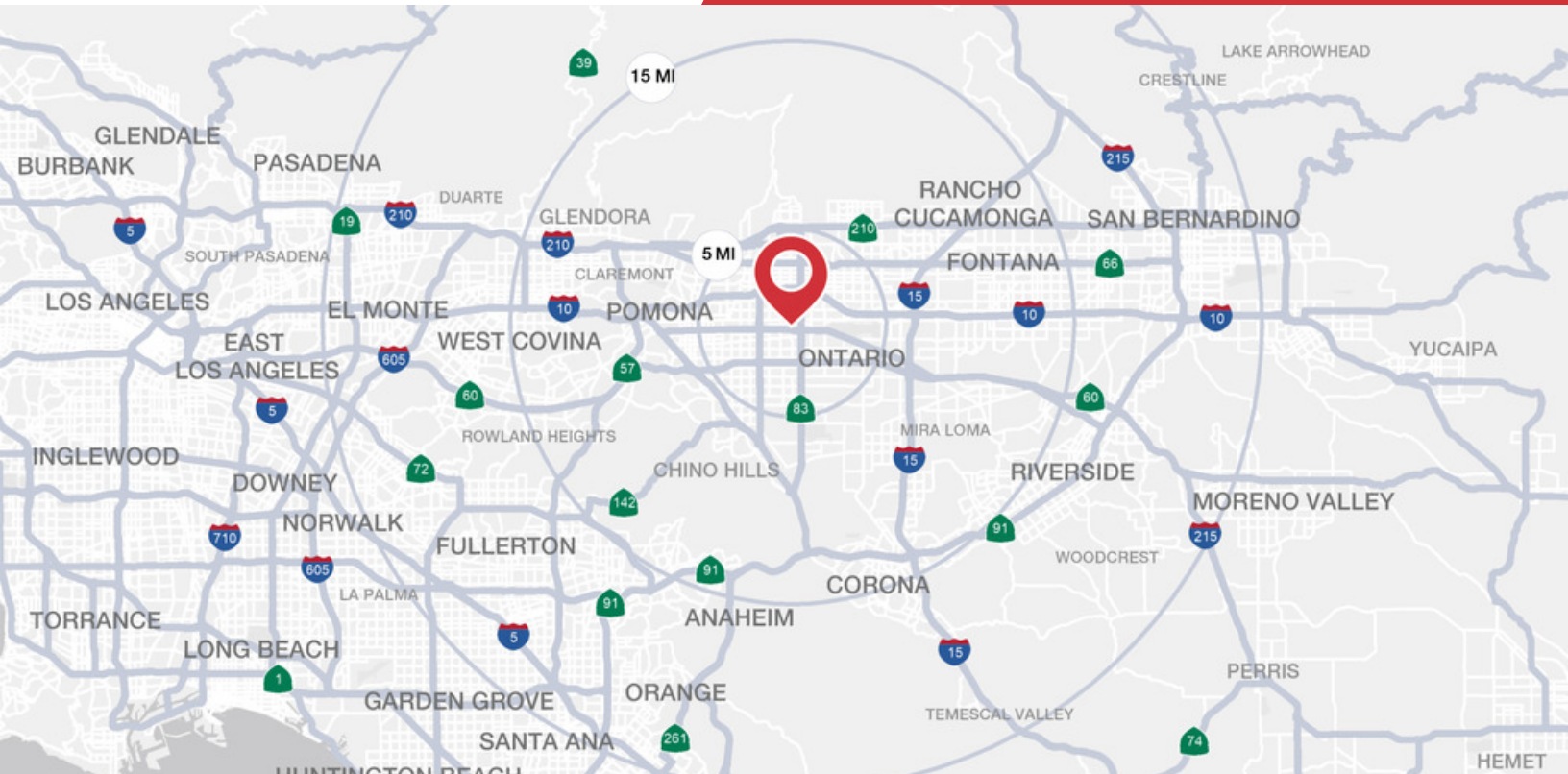
## 615 W. Main Street, Ontario, CA

<b>Building Sq. Ft.</b>	5,050 Sq. Ft.
<b>Office SF:</b>	250 Sq. Ft.
<b>Land SF:</b>	25,000 Sq. Ft.
<b>APN:</b>	1049-031-03

### Key Features (615 W. Main)

<b>Construction Type:</b>	Concrete / Masonry
<b>Warehouse Clear:</b>	12' Clear Height
<b>Power (Buyer to Verify):</b>	200 Amps 120-240V
<b>Loading:</b>	4 GL (12'x12')
<b>Year Built:</b>	1965





## Key Driving Distances

<b>ONT International Airport:</b>	1.8 Miles
<b>LAX:</b>	49 Miles
<b>SNA / John Wayne:</b>	32 Miles
<b>Port of Long Beach / LA:</b>	43 Miles
<b>San Bernardino Intermodal Rail Complex:</b>	23 Miles

## Location Advantages

- Strategically located in Ontario, CA, the heart of the Inland Empire West market
- Easy access to major freeways (I-10, CA-60, CA-71, I-15)
- Located in a Qualified Opportunity Zone (OZ)
- Rail Spur Access Possible
- Convenient access to major population centers (Los Angeles, Orange County, San Diego, Nor Cal, Phx, Las Vegas, etc..) all within less than a day's drive

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## Flexible Deal Structure For Both Users And Investors

- Ownership may consider selling both properties individually. Call Broker for more information to discuss.
- This property is ideal as either an Investment Property, Owner-User Opportunity, or for Redevelopment.
- Contact Broker to discuss potential lease rates and redevelopment opportunities