ONTARIO AIRPORT
DISTRIBUTION CENTER

Up to 236,371 SF For Lease

Buildings 1 & 2

605 S. Bon View &
1031 California St.
Ontario, CA



WPT CAPITAL ADVISORS | Colliers

PROPERTY **HIGHLIGHTS**

±236,371 Total SF

±9,242 SF Total Office Space

36’ Building 1 Clear Height

32’ Building 2 Clear Height

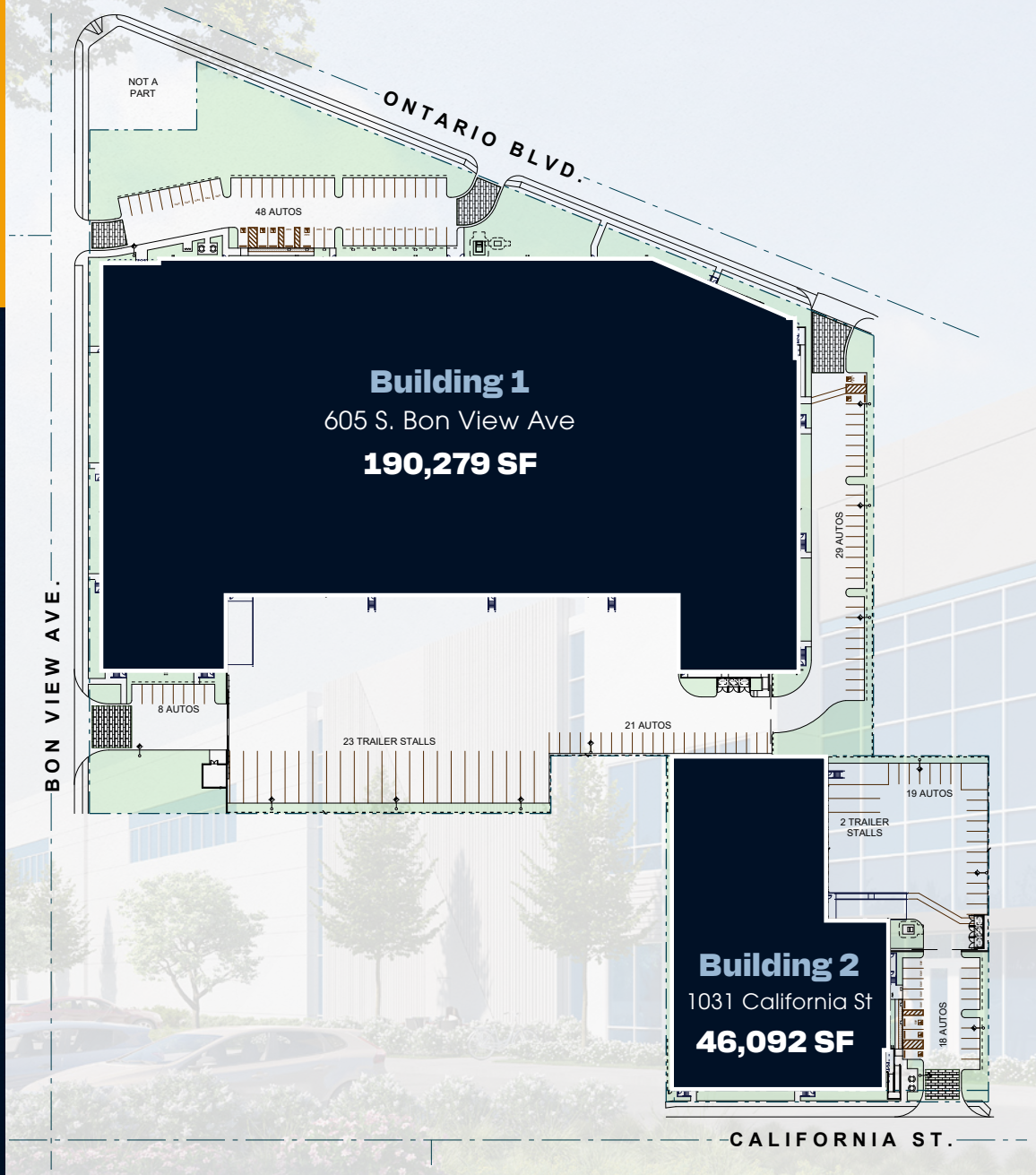
30 Dock High Loading Doors

15 Levelers

25 Trailer Stalls

143 Auto Stalls

*Building specifications are across both (2) buildings



LOCATION **OVERVIEW**

The property, with immediate access to on and off ramps to the I-10 and 60 freeways, offers convenient access to major transportation corridors.

10

2 Miles
to 10 Freeway

60

Less than **3 Miles**
to 60 Highway

Adjacent
to Ontario Airport (ONT)

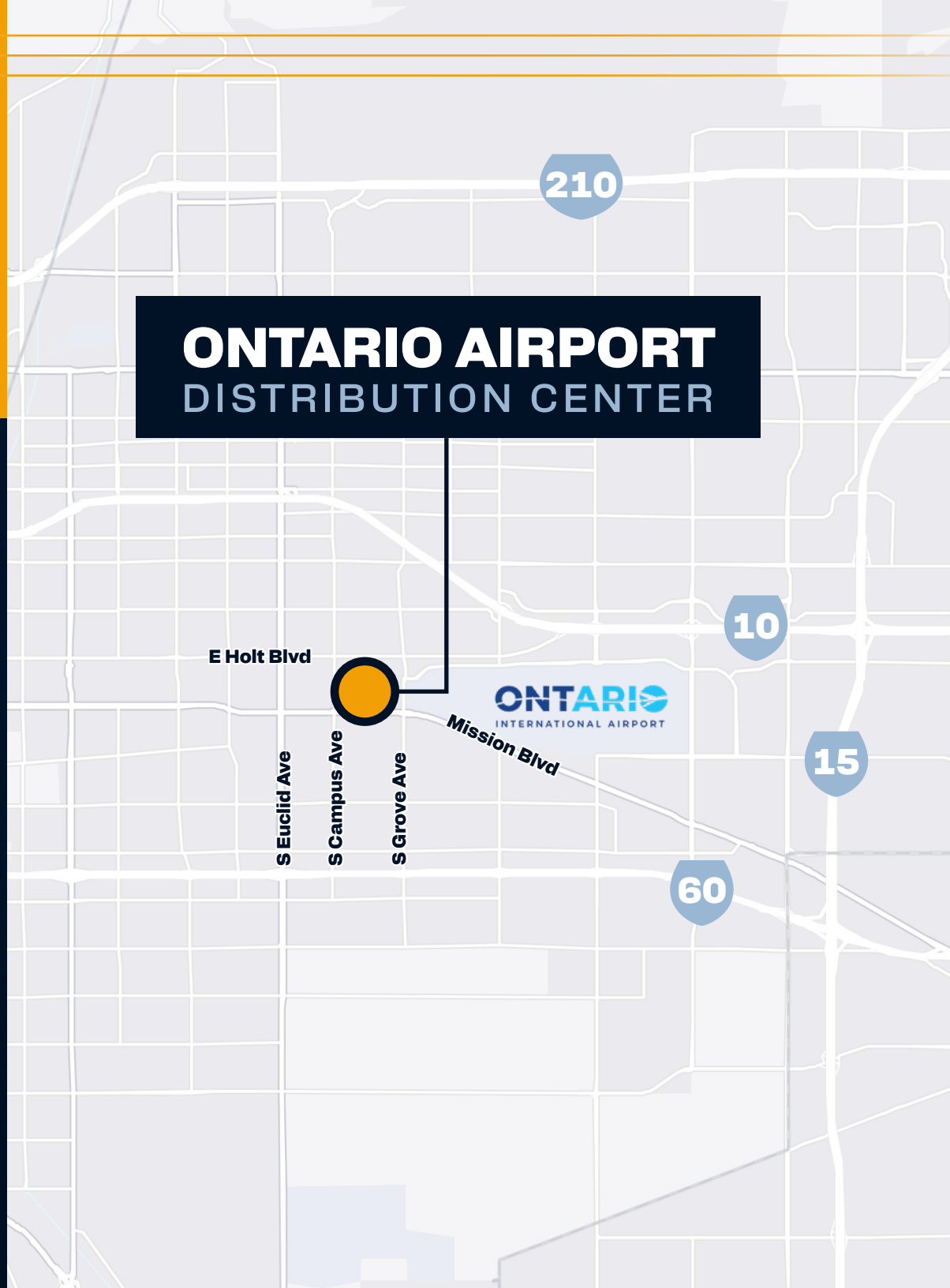
26 Miles
to San Bernardino Airport (SBD)

58 Miles
to Los Angeles International Airport (LAX)

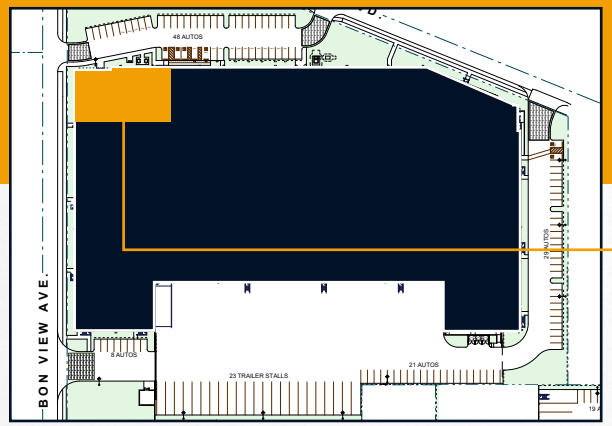
59 Miles
to Port of Los Angeles

58 Miles
to Port of Long Beach

Located within **4 miles** of four Amazon facilities totaling 3.8 million SF



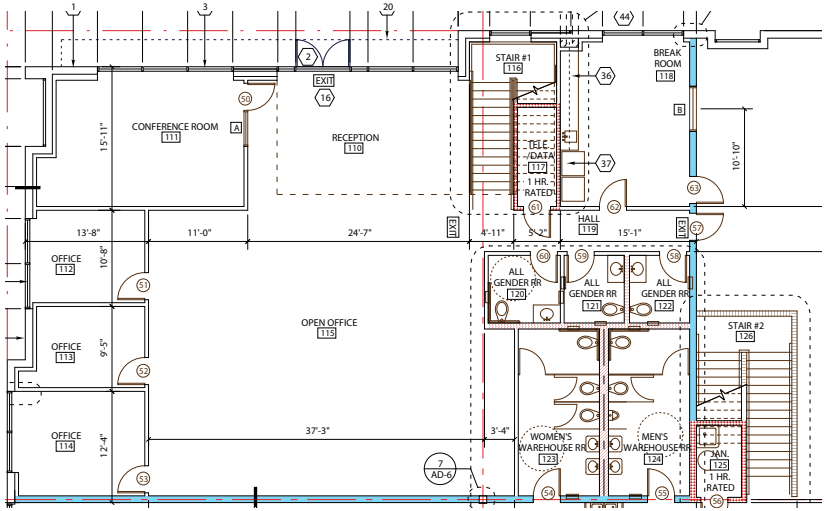
BUILDING 1



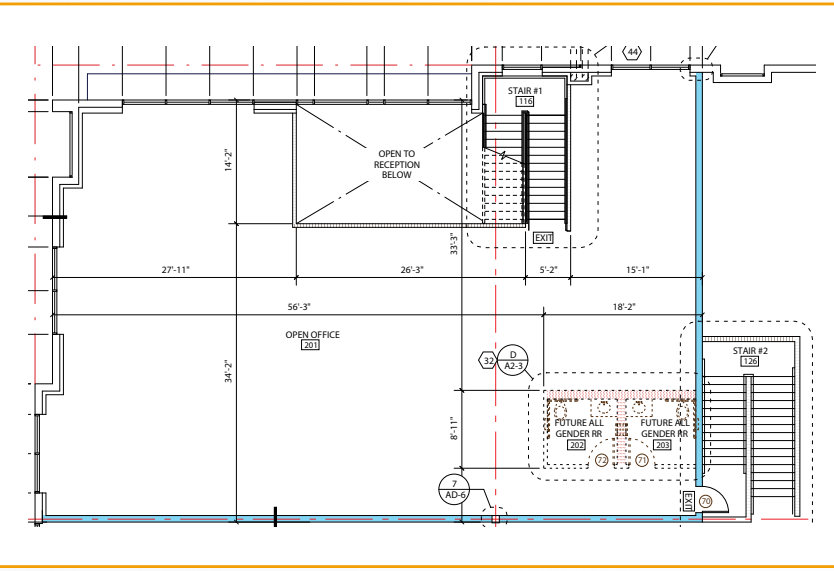
605 S. Bon View Ave, Ontario, CA

- ±190,279 SF Building
- ±6,750 SF 2-Story Office
- 25 Dock High Loading Doors
- 12 Dock Levelers | 35K Lbs. Mechanical
- 23 Trailer Stalls
- 106 Auto Stalls
- 36’ Clear Height
- ESFR Sprinkler Systems (K-25 Heads)
- 2,000 Amps (3,000 Amp UGPS)

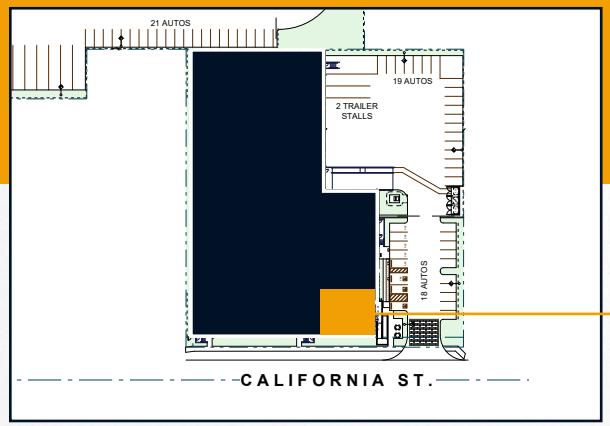
1st Floor Floorplan



Mezzanine Floor Plan



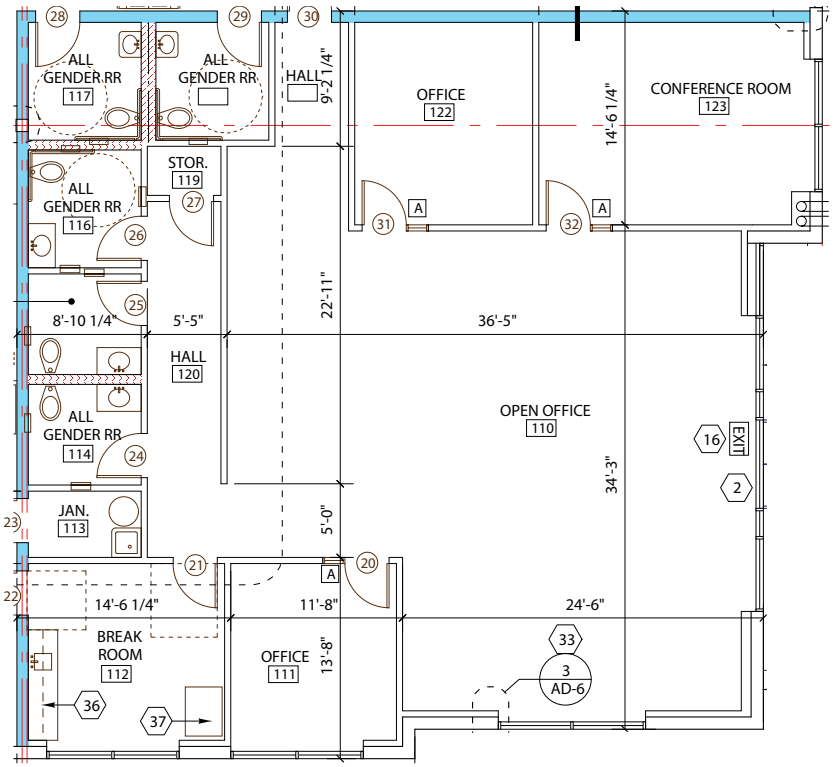
BUILDING 2



1031 California St, Ontario, CA

- ±46,092 SF Building
- ±2,497 SF Office
- 5 Dock High Loading Doors
- 3 Dock Levelers | 35K Lbs. Mechanical
- 2 Trailer Stalls
- 37 Auto Stalls
- 32’ Clear Height
- ESFR Sprinkler Systems (K25 Heads)
- 1,200 Amps (1,600 Amp UGPS)

1st Floor Floorplan

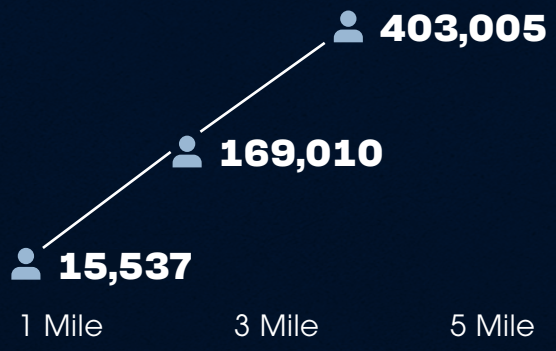


DEMOGRAPHICS **OVERVIEW**

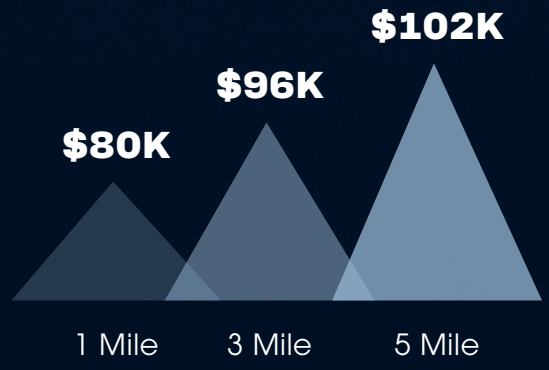
Daytime Population 2023



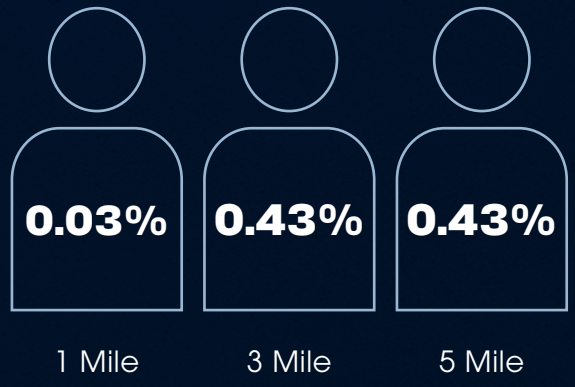
Population Forecast 2023



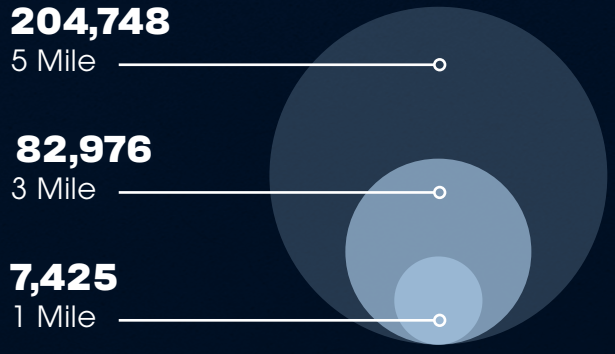
Average HH Income 2023



Population Growth 2023-2028



Estimated Employees 2023



CORPORATE **NEIGHBORS**



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