



±167,174 SF Available Now
FTZ Designation Possible

LogistiCenter® at 60 Freeway

1580 E. Francis Avenue

Ontario, California

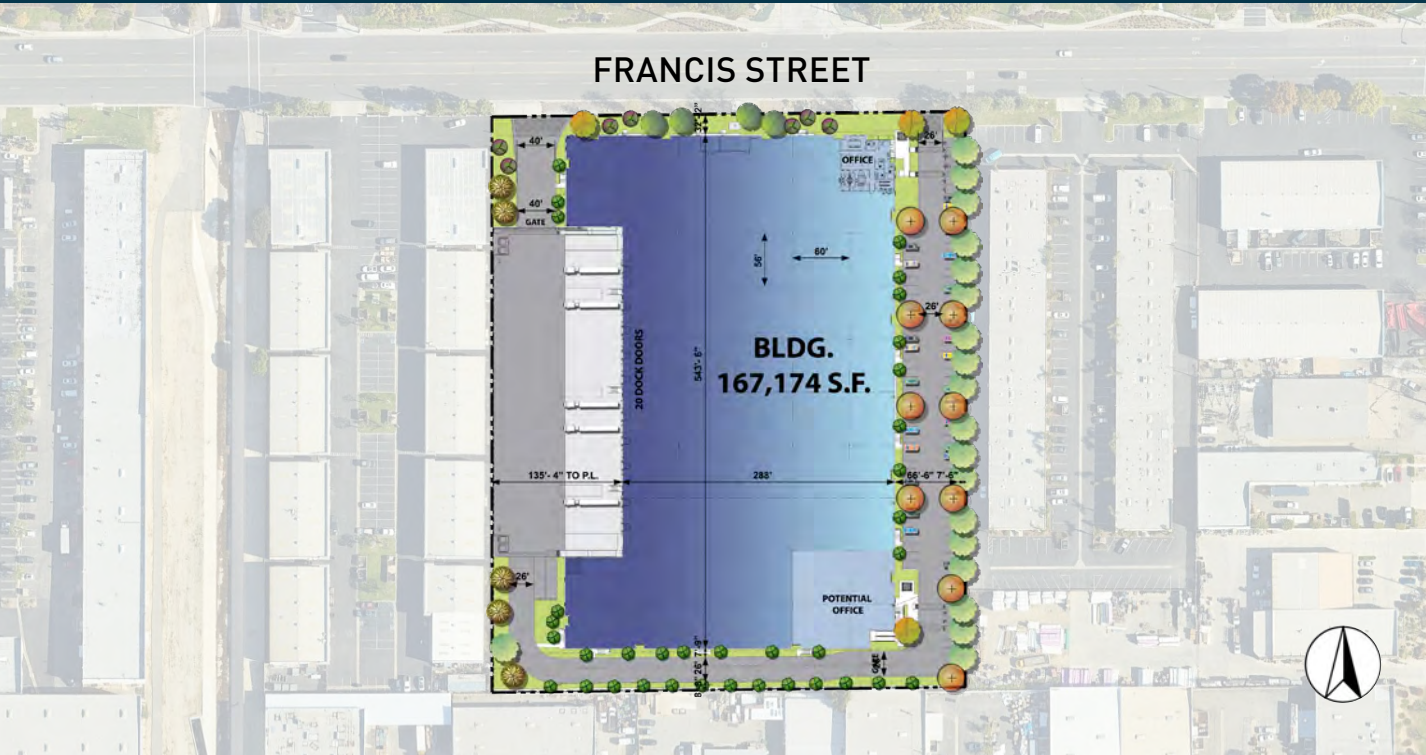
Warehouse / Distribution | For Lease



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Building Specifications

LogistiCenter® at 60 Freeway



LogistiCenter® at 60 Freeway is a ±167,174 SF freestanding industrial building on 6.98 acres / 303,953 SF off of S. Grove Avenue / S. Vineyard Avenue. This building boasts Class A construction and design. The property features both immediate (60) freeway access and the potential for future Electric Vehicle charging stations.

LogistiCenter® at 60 Freeway features: 3,062 SF of office, 36' clear height at the first column, 56' x 50' column spacing, 20 dock high doors with dock bumpers, two ground level doors, eight trailer parking stalls, 2.5% skylights, ESFR fire sprinklers w/ K-25 heads, 98 auto parking stalls, 135' concrete truck court, & 4,000 amp UGPS, 277/480 volt, 3-phase, 4-wire, 4000 amp MSB, and a 1,500KVA transformer. LogistiCenter® at 60 Freeway will also be LEED certified.

BUILDING CLASSIFICATIONS

Footprint	167,174 SF
Lot Size	6.98 acres
Office Space	3,062 SF
Power Capacity	4,000 AMPS 277/480 VOLTS
Sprinkler System	ESFR K25 heads
Clear Height	36' at the first column
Column Spacing	56'x50'
Speed Bay	56'x60'
Dock-High Doors	Twenty (20)
Ground Level Doors	Two (2)
Car Parking	98 stalls

UTILITIES

Electric	SoCal Edison
Water	Ontario Municipal Utilities
Sewer	Ontario Municipal Utilities

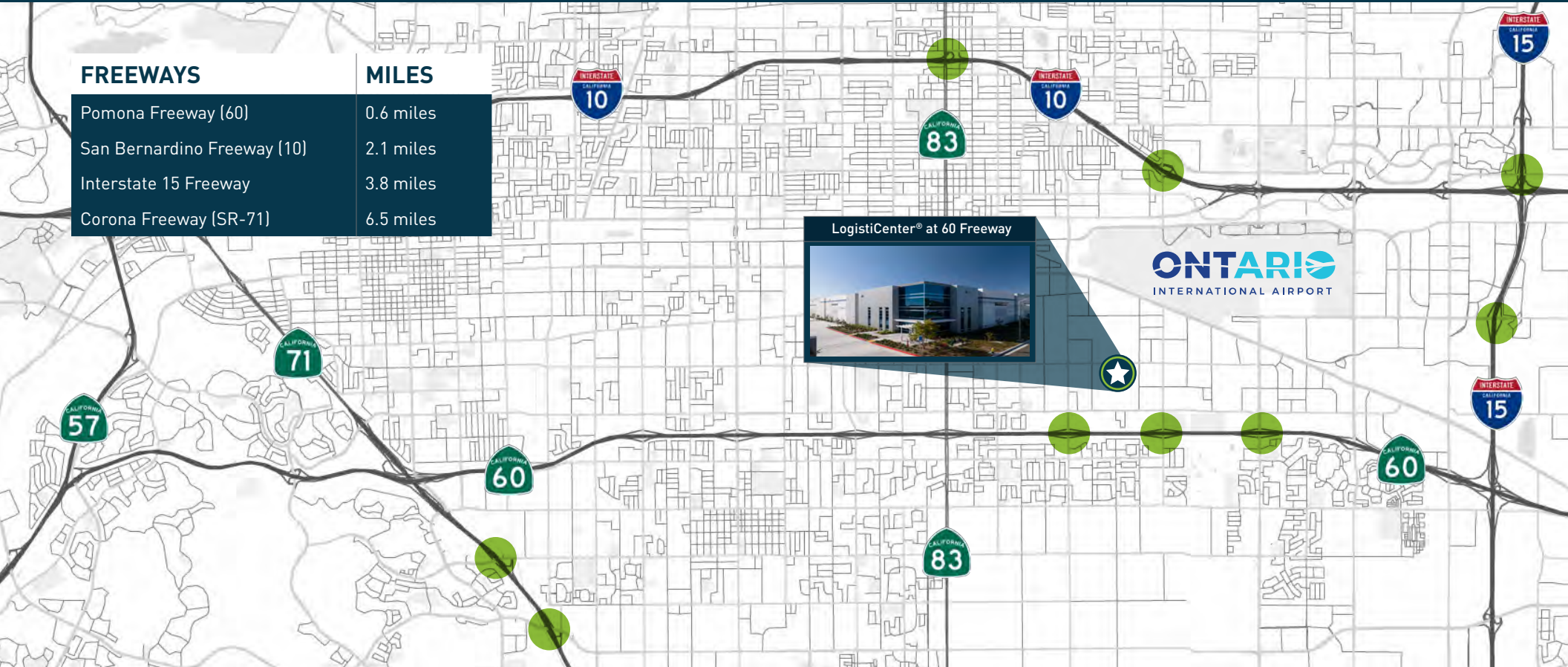
Location Map - Drive Time

LogistiCenter® at 60 Freeway

FREEWAYS

MILES

Pomona Freeway (60)	0.6 miles
San Bernardino Freeway (10)	2.1 miles
Interstate 15 Freeway	3.8 miles
Corona Freeway (SR-71)	6.5 miles



Situated strategically near a network of major freeways and state routes, LogistiCenter® at 60 Freeway stands as an exceptional industrial facility that optimizes efficiency and convenience. Its prime Inland Empire West location allows for seamless access to arterial roadways, enabling swift transportation to and from the facility.

This property enjoys the unparalleled advantage of being in close proximity to the thriving (60) Freeway, as well as the (57), (71), & (15) Freeways. As one of Southern California's major east-west corridors, the (60) Freeway serves as a crucial lifeline for transportation. This freeway effortlessly connects the property to prominent destinations, facilitating seamless movement of goods and materials.

With the advantage of being close to these prominent freeways, LogistiCenter® at 60 Freeway empowers businesses to optimize their operations. The efficient transportation network allows for swift delivery of goods and seamless access to suppliers and clients.

Location

LogistiCenter® at 60 Freeway advantageous positioning offers unparalleled connectivity and seamless access to global markets.

For businesses that rely on efficient logistics and international trade, the proximity to major airports such as the Ontario International Airport (ONT) and Los Angeles International Airport (LAX) is a significant advantage. These airports provide convenient access to domestic and international destinations, allowing for swift transportation of goods and seamless connectivity to markets.

In addition to airports, LogistiCenter® at 60 Freeway is also conveniently situated near major ports, including the Port of Long Beach and the Port of Los Angeles. These ports are known for their extensive networks and serve as vital gateways for international trade. Having such close proximity to these ports ensures efficient import and export operations, enabling businesses to streamline their supply chains and reach customers and suppliers worldwide.

The strategic Inland Empire West location of LogistiCenter® at 60 Freeway in relation to major airports and ports positions businesses for success in the global marketplace. The seamless connectivity and accessibility to these transportation hubs not only enhance operational efficiency but also provide businesses with a competitive edge in the industrial sector.

±1 MI Ontario International Airport (ONT)

±29 MI John Wayne Airport (SNA)

±34 MI Long Beach Airport (LGB)

±38 MI Port of Long Beach/LA

±45 MI Los Angeles International Airport (LAX)





Aerial Map

LogistiCenter® at 60 Freeway

The LogistiCenter® at 60 Freeway is situated in the heart of the Inland Empire West market, one of the strongest and most desirable industrial markets in the world. With corporate neighbors including Sam's Club, FedEx, Mazda, Converse, Uline, Samsung, UPS, Volkswagen, Target, Staples and many more, the project's location offers not only outstanding freeway access and adjacency to abundant amenities, but a highly desirable location in close proximity to many of corporate America's largest industrial occupiers.

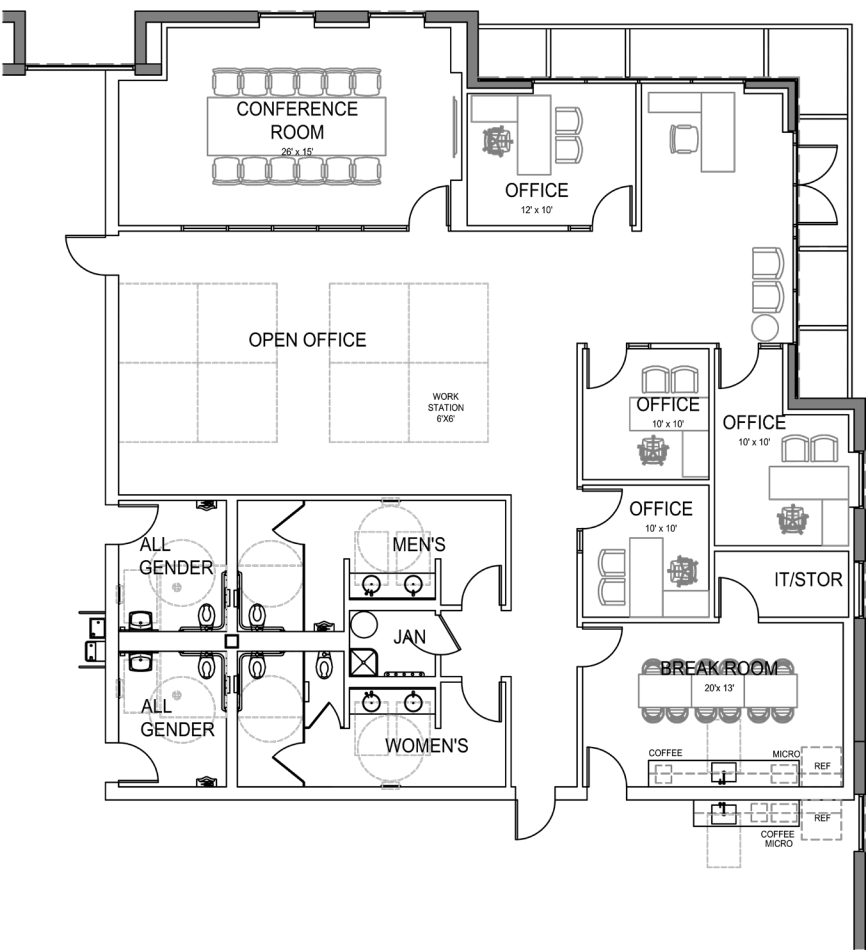
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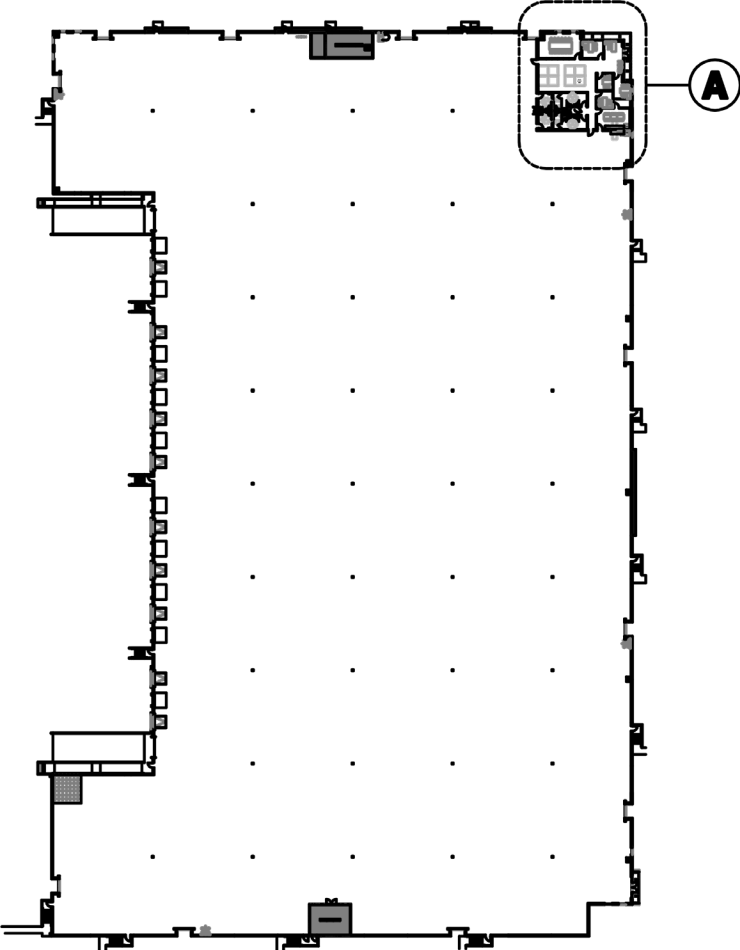
**LogistiCenter® at
60 Freeway**

Office Layout

LogistiCenter® at 60 Freeway



OFFICE FLOOR PLAN (Single Story)



OVERALL FLOOR PLAN

Foreign Trade Zone (“FTZ”)

Designation Underway

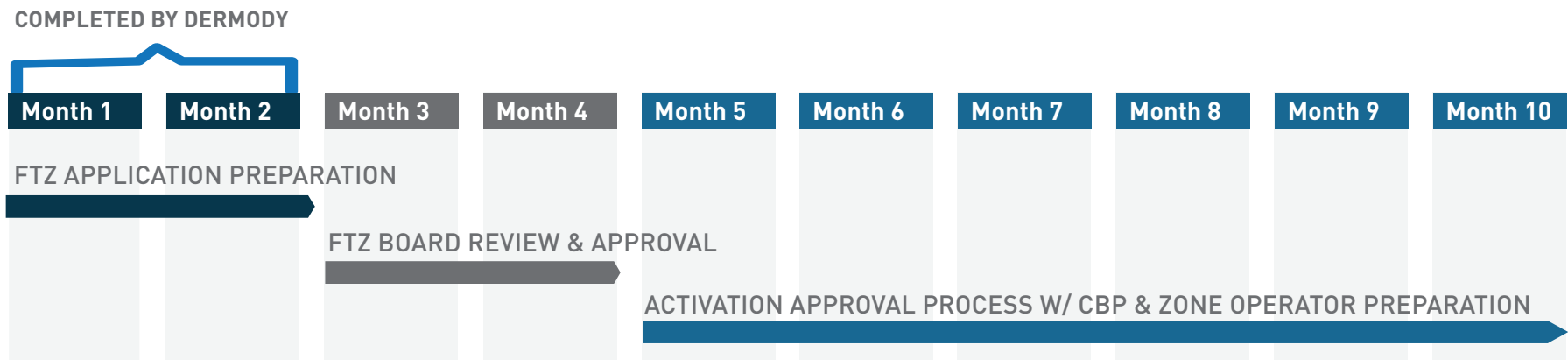
What is a Foreign Trade Zone?

A US Foreign-Trade Zone (FTZ) is a secure geographical area authorized by the federal government, where commercial merchandise, both domestic and foreign, is outside the commerce of the US for Customs purposes.

Benefits of Operating in an FTZ

- Duty Deferral
- Duty Reduction and Elimination
- Duty Inversion
- Duty Free Export/Scrap
- Merchandise Processing Fee Reduction via Weekly Entry
- Improved Supply Chain Velocity

FTZ Timeline



DERMODY

3 Step Process to Apply for and Operate FTZ

Step 1: Obtain sponsorship with local Grantee who administers local FTZ project.

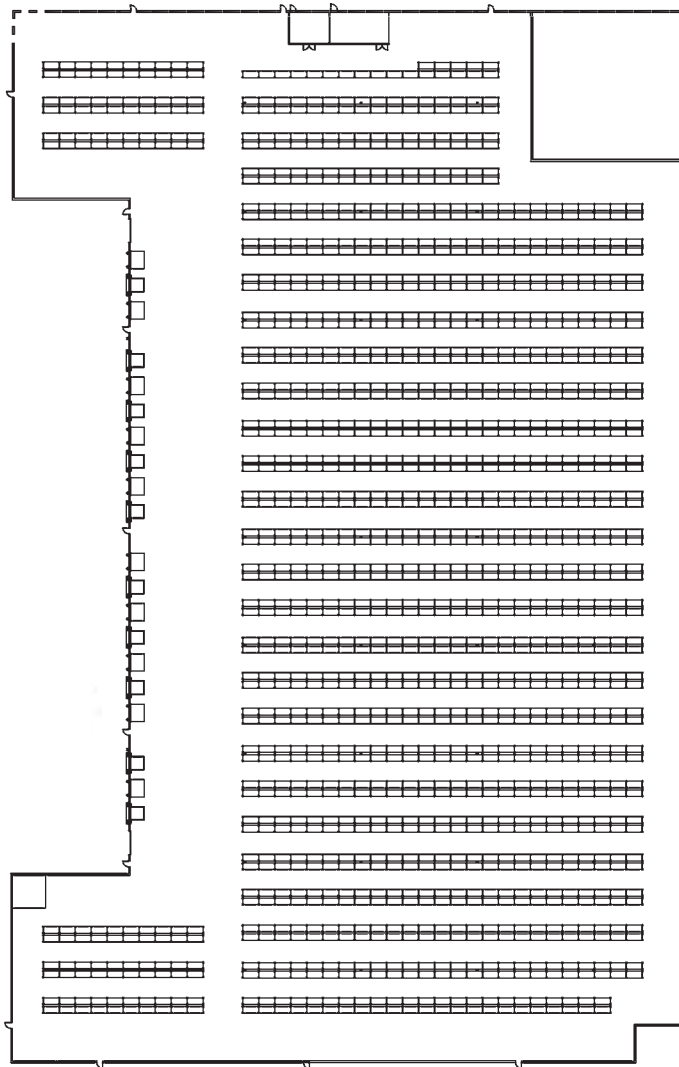
Step 2: Apply for FTZ designation and approval with FTZ Board (Department of Commerce).

Step 3: Submit activation package to local Customs and Border Protection (CBP) for approval as CBP oversees compliance in the FTZ.

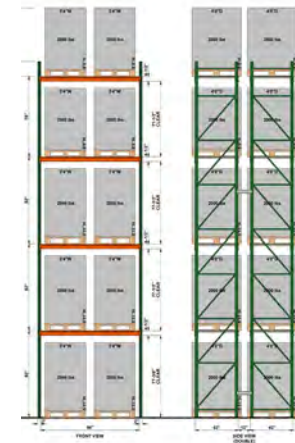
[Learn More!](#)

Rack Design

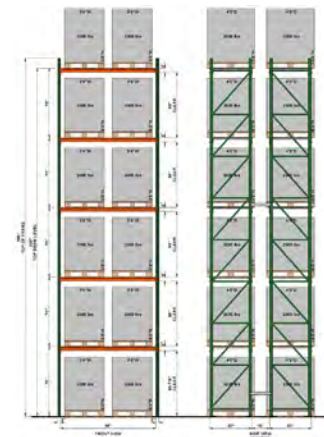
LogistiCenter® at 60 Freeway



Pallet Positions
56" Pallets: 28,800
64" Pallets: 24,000



64" Pallets



56" Pallets



LogistiCenter® at 60 Freeway

1580 E. Francis Avenue
Ontario, CA

±167,124 SF



About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California.

For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Cushman & Wakefield and Lee & Associates

Cushman & Wakefield is a global leader in commercial real estate services, with 52,000 employees in over 400 offices in 60 countries. In Southern California, the firm has five offices with over 150 brokerage professionals covering all submarkets and product types.

Lee & Associates offices are each owned and operated by its real estate brokerage professionals. As shareholders of the company, the brokers are separated from their competition – to provide seamless, consistent execution and value-driven market services to its clients.

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Timothy J. Pimentel, SIOR

Vice Chairman

+1 909 942 4647

tim.pimentel@cushwake.com

Christopher T. Pimentel

Director

+1 909 942 4600

chris.pimentel@cushwake.com

Chris Tolles

Executive Managing Director

+1 213 955 5129

chris.tolles@cushwake.com



Ryan Turnquist

Vice President

+1 951 314 5625

rturnquist@lee-associates.com



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