

±49,707 SF Industrial Space (POL ±99,415 SF)
Available For Sublease



TOPLINE BUSINESS CENTER

4651 STATE STREET, MONTCLAIR, CA 91763

FOR MORE INFORMATION,
PLEASE CONTACT:

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Property Highlights

- **Address:** 4651 State St., Montclair, CA 91763
- **Available:** ±49,707 SF (POL ±99,415 SF)
- **Lease Expiration:** May 31, 2028
- **Office:** ±3,964 SF
- **Trailer Parking:** ±7 stalls
- **Dock High Loading:** 5 Doors with load levelers
- **Ground Level Loading:** 1 Door
- **Clear Height:** 28'-29'
- **Lighting:** Yes
- **Yard:** Secured and fenced

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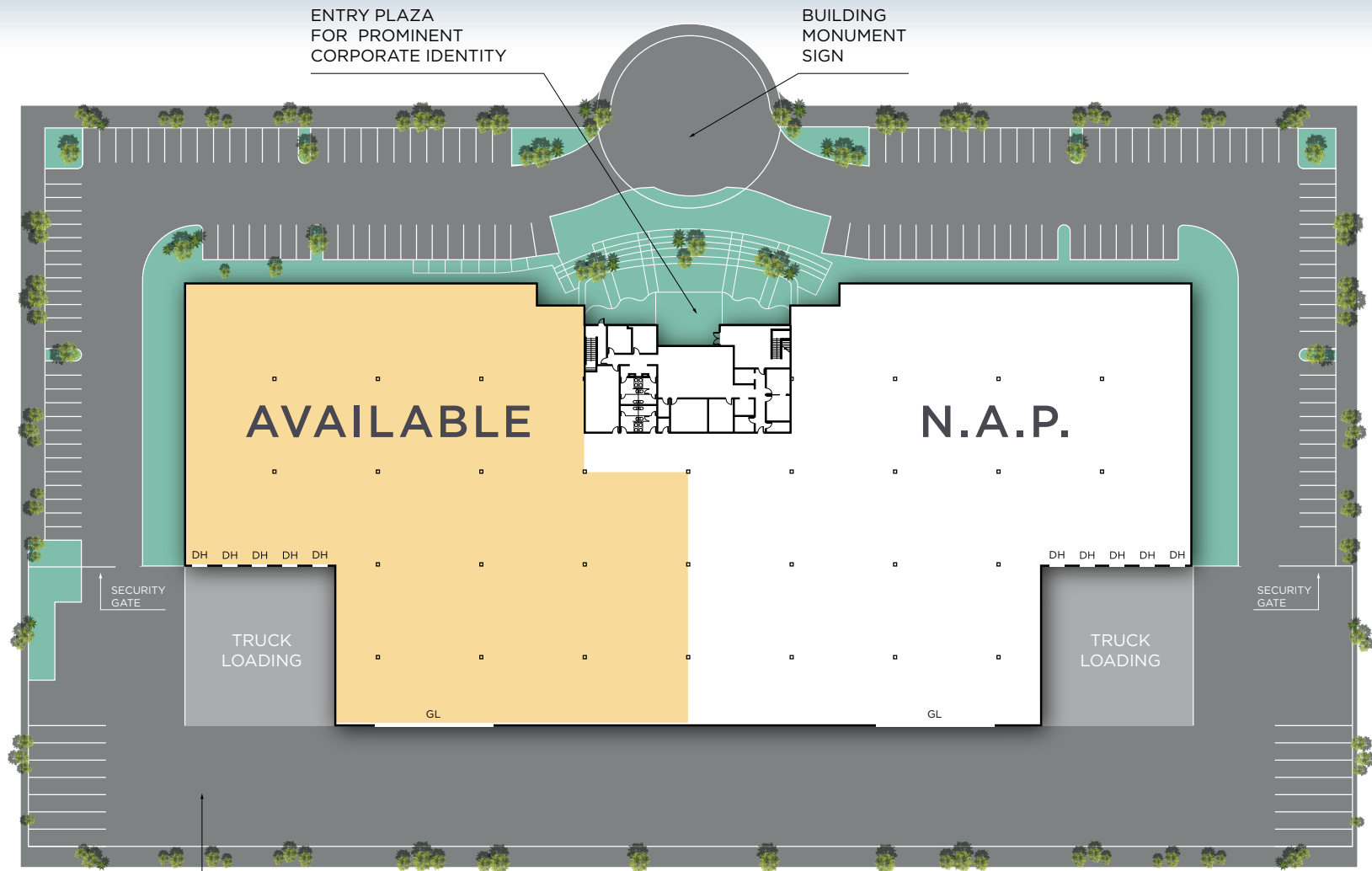
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SITE PLAN



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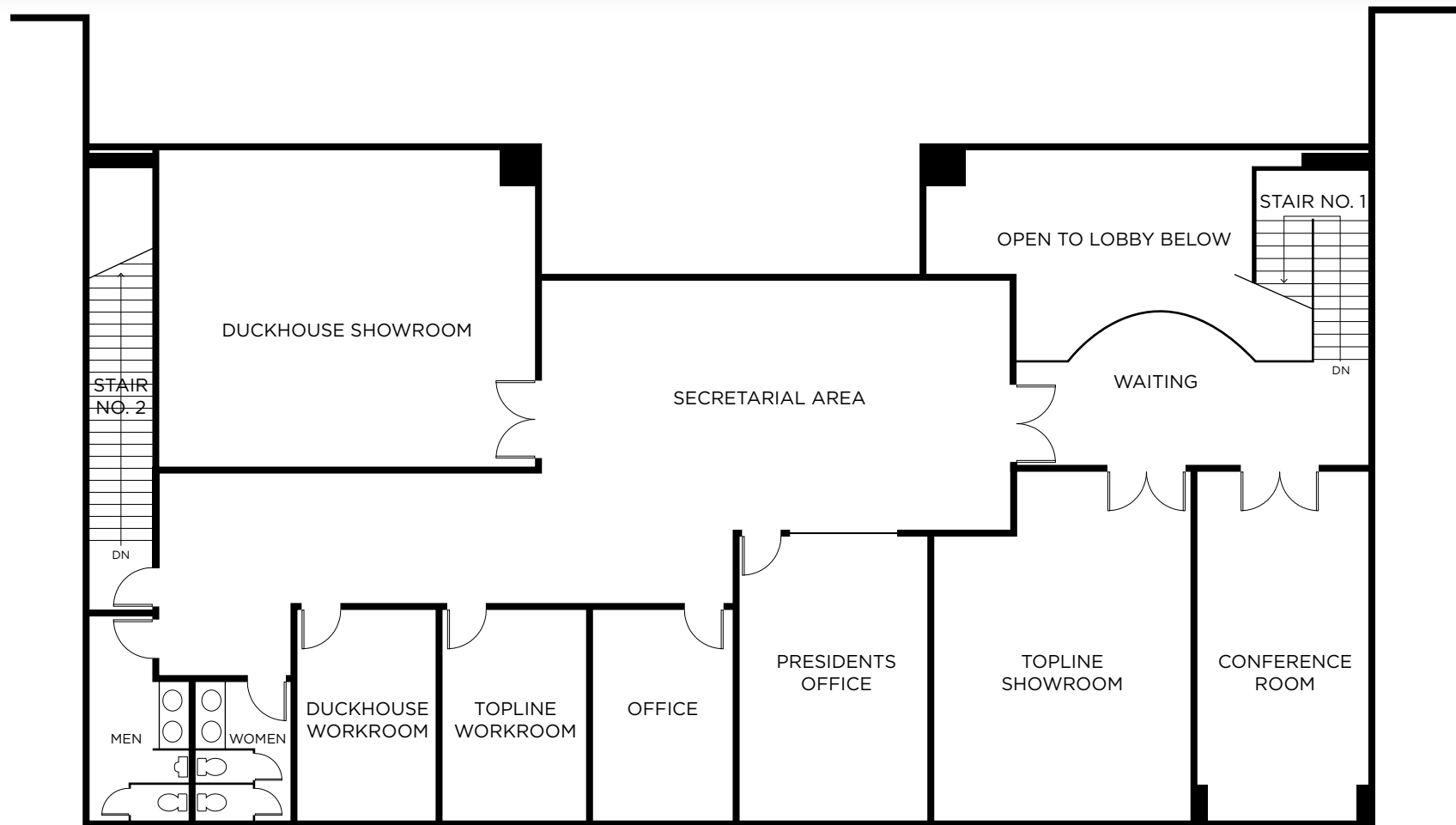
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SECOND FLOOR OFFICE



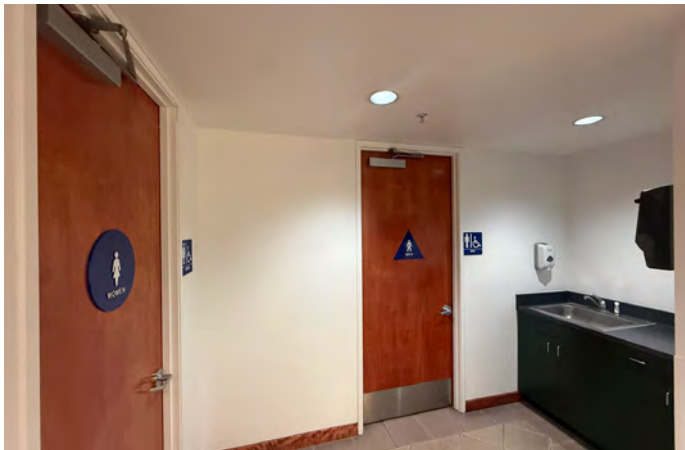
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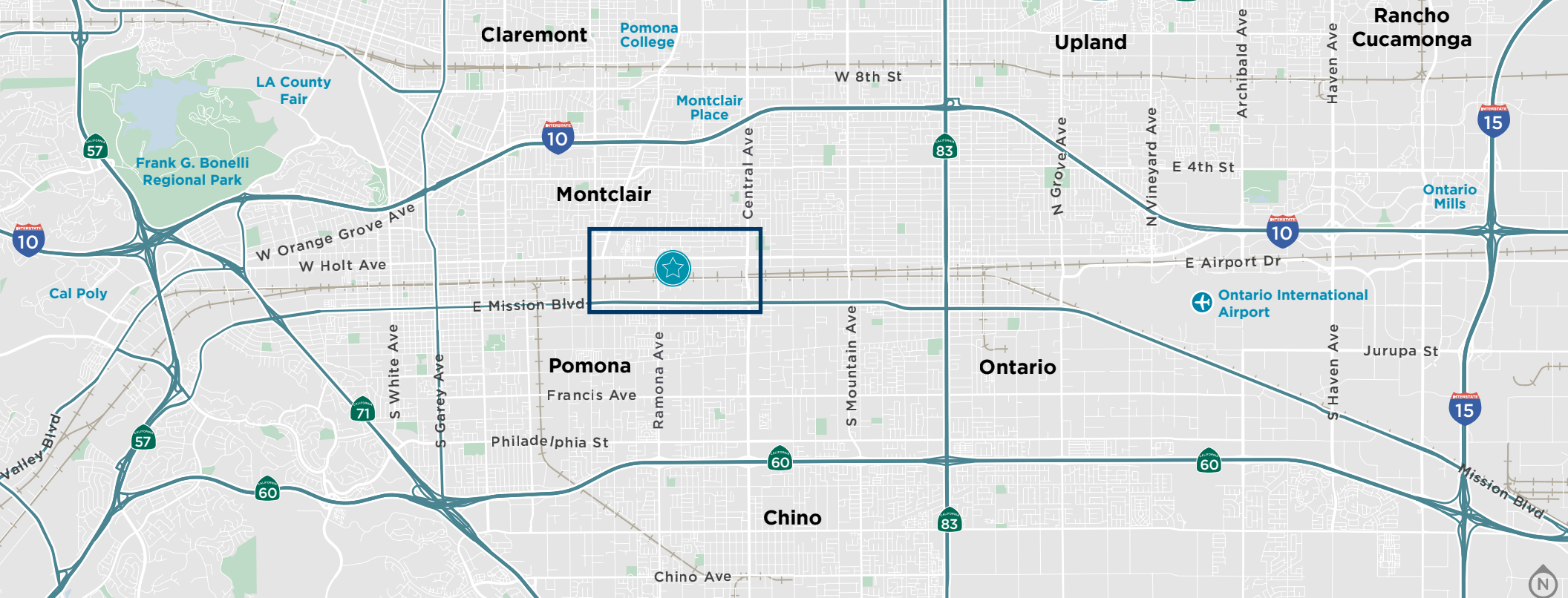
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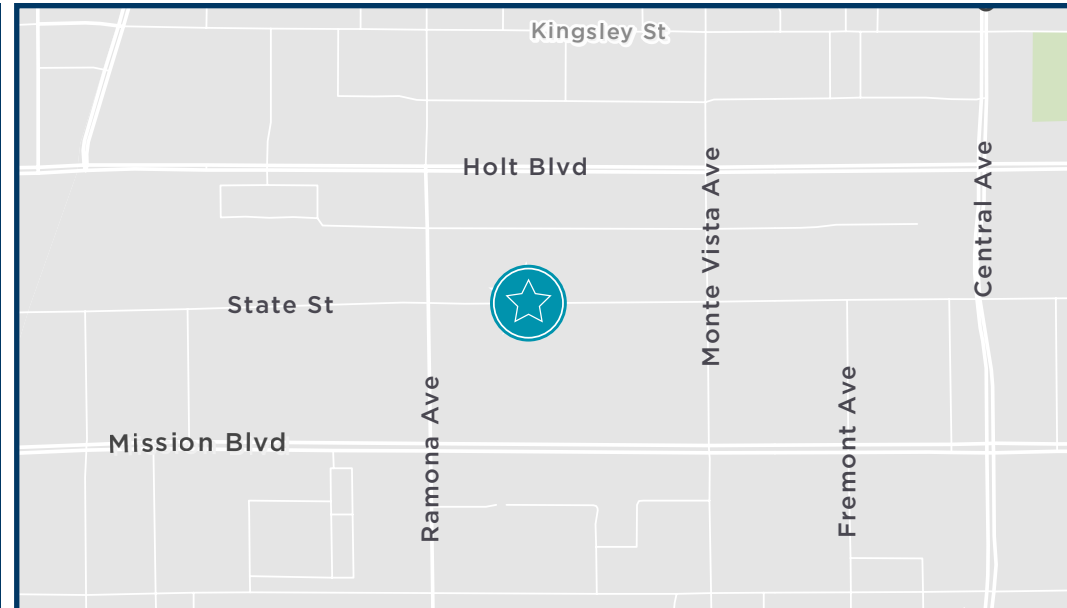
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Location Highlights

- Immediate access to I-10 & CA-60 Freeways
- ±5.5 miles to Ontario International Airport
- ±50 miles to the Ports of Long Beach and Los Angeles
- Premier West Inland Empire logistics location
- Access to a deep regional labor pool
- Central to Ontario, Chino, Pomona & Rancho Cucamonga
- Convenient access to I-15, SR-57 & regional transportation corridors
- Near major retail, dining & business amenities
- Ideal for logistics, distribution & e-commerce users



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