

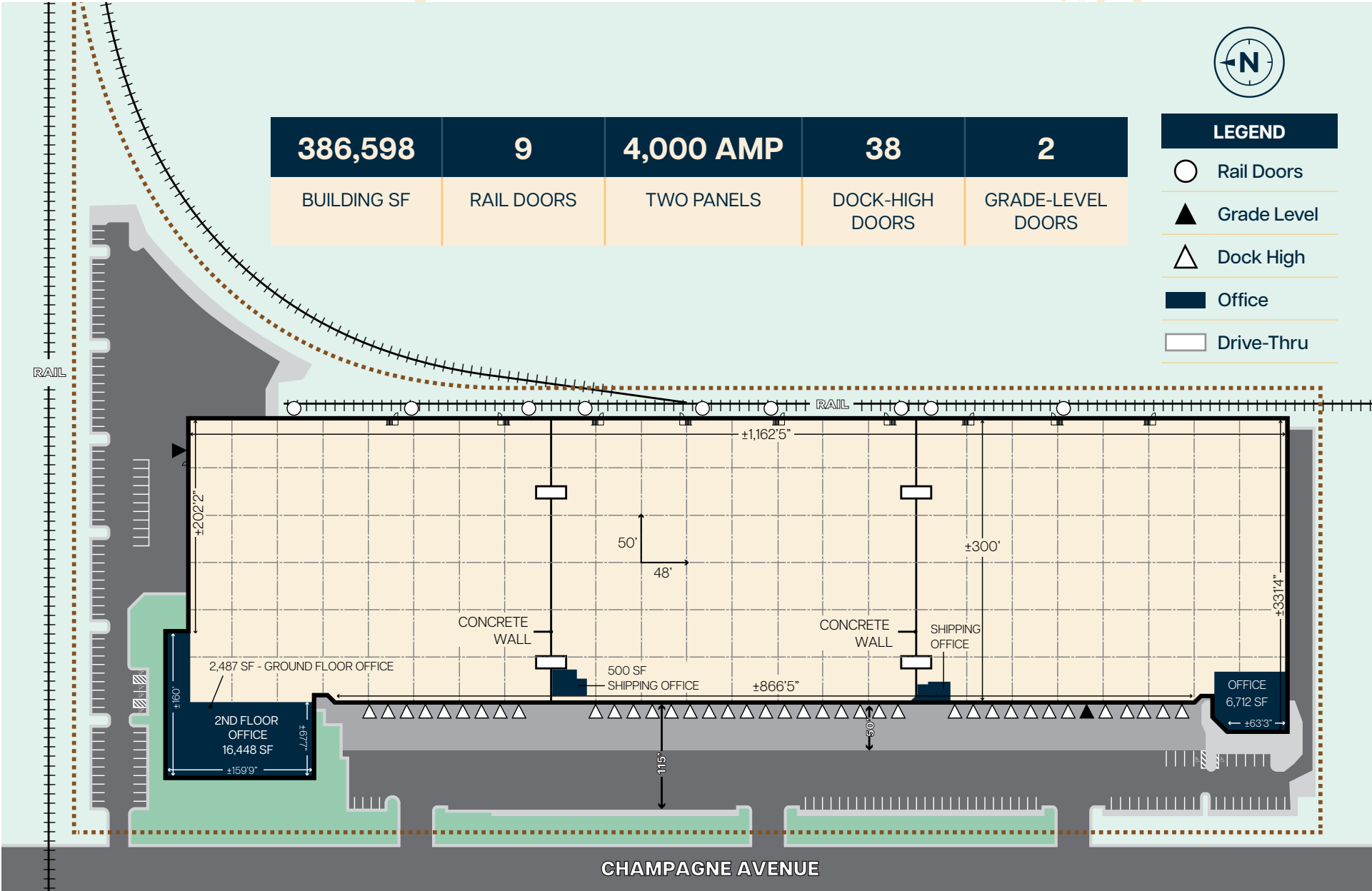
1671
CHAMPAGNE AVE.

ONTARIO, CALIFORNIA 91761

FREESTANDING INDUSTRIAL BUILDING
RAIL SERVED (UPRR)

386,598 SF
FOR SALE OR LEASE

SITE PLAN



PROJECT OVERVIEW



15.27 ACRE
PARCEL



38
DOCK DOORS (9'X10') WITH
Z-GUARDS AND DOCK LIGHTS



2
GRADE-LEVEL DOORS
(12' X 14')



ALL DOORS
EQUIPPED WITH 30,000 LB RITE
HEIGHT LOAD LEVELERS



9
RAIL SERVED DOORS
(UNION PACIFIC RR)



115'
TRUCK COURT WITH
60' CONCRETE PAD



48' X 50'
TYPICAL COLUMN SPACING



TWO 4,000 AMP
PANELS (VERIFY)



ESFR
SPRINKLERS



28'
MINIMUM CLEAR HEIGHT



OFFICE SPACE

- **MAIN OFFICE (NWC)**
2,487 SF 1ST FLOOR
16,448 SF 2ND FLOOR
- **WAREHOUSE OFFICE (SWC)**
6,712 SF
- **SHIPPING OFFICE**
500 SF



IMMEDIATE ACCESS
TO I-15, I-10, AND CA-60
FREEWAYS

ACCESS & LOCATION

DRIVE TIMES:



5 MINS / 1.4 MILES



6 MINS / 2 MILES



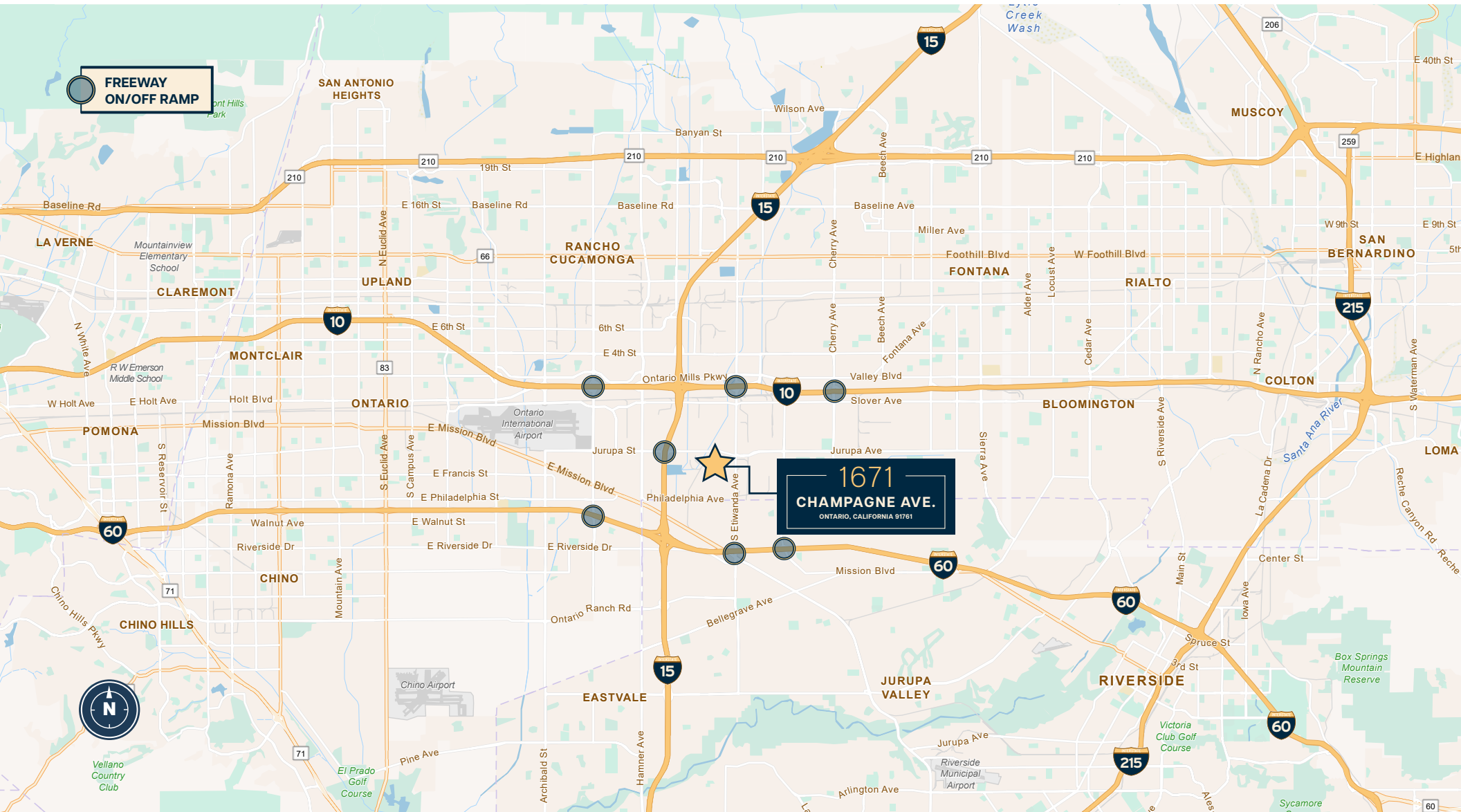
6 MINS / 2.2 MILES



23 MINS / 18 MILES



17 MINS / 13.5 MILES



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