

875 W. STATE STREET

ONTARIO | CA 91762

FOR LEASE

256,722 SF | 11.27 ACRES



EXCLUSIVE LISTING AGENTS:

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CADRE #00697556



256,711 SF | 11.27 ACRES

FOR LEASE

SITE PLAN

PROJECT HIGHLIGHTS



256,722 SF
Building Size



11.27 AC
Lot Size



8,598 SF
Office Square Feet



40'
Minimum Clear Height



51
Dock High Doors



2
GL Doors



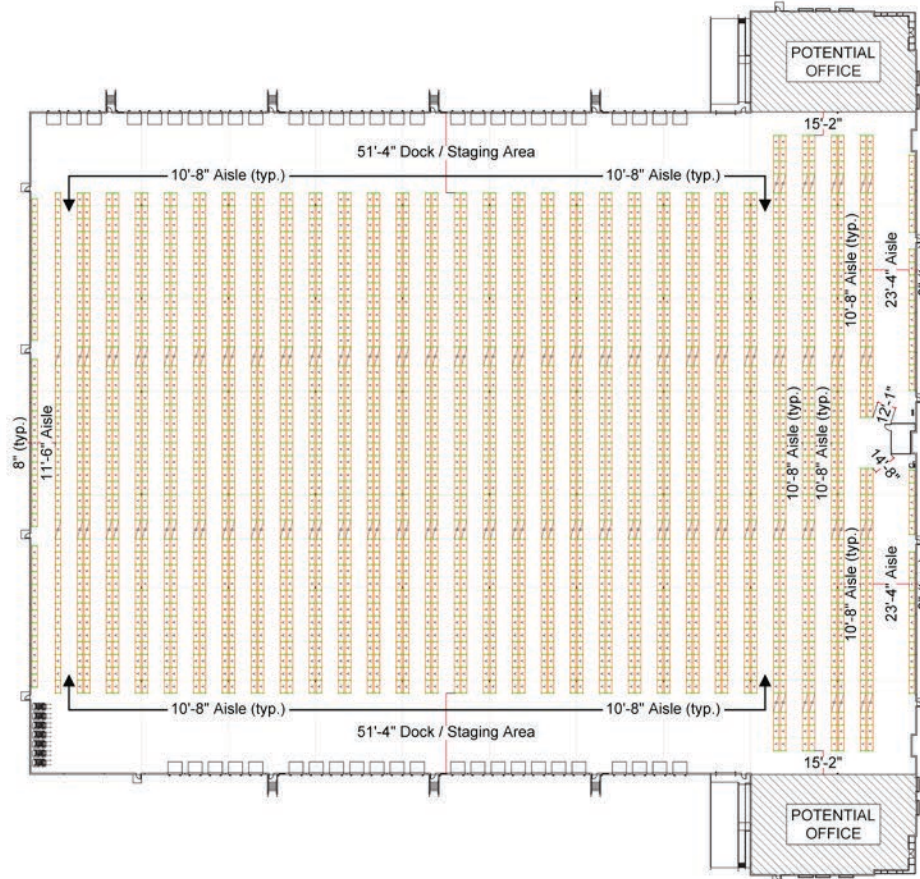
2000 AMPS
Power



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RACKING PLAN



40'-42' CLEAR HEIGHT

256,722 SQ. FT. REQUIRED

| Number of Bays | Pallet Positions |
|----------------|------------------|
| 2,290 | 36,510 |

36' CLEAR HEIGHT

ADDITIONAL 30,966 SQ. FT. REQ'D

| Number of Bays | Pallet Positions |
|----------------|------------------|
| 2,629 | 36,510 |

30'-32' CLEAR HEIGHT

ADDITIONAL 78,491 SQ. FT. REQ'D

| Number of Bays | Pallet Positions |
|----------------|------------------|
| 3,086 | 36,516 |

CATALINA MATERIAL HANDLING

RACKING AND STORAGE SOLUTIONS

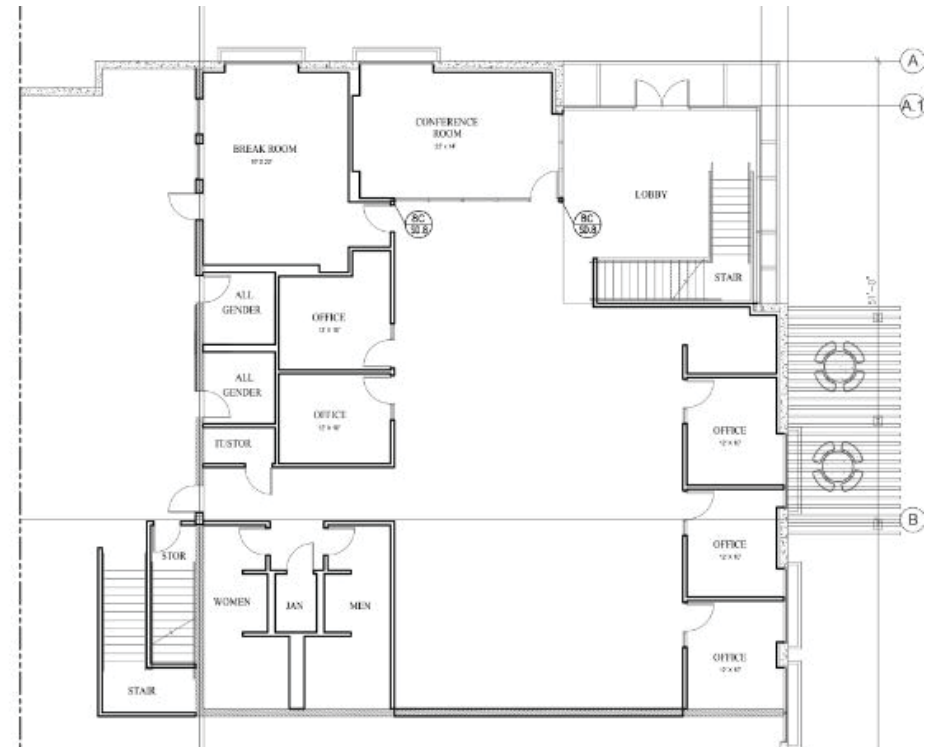
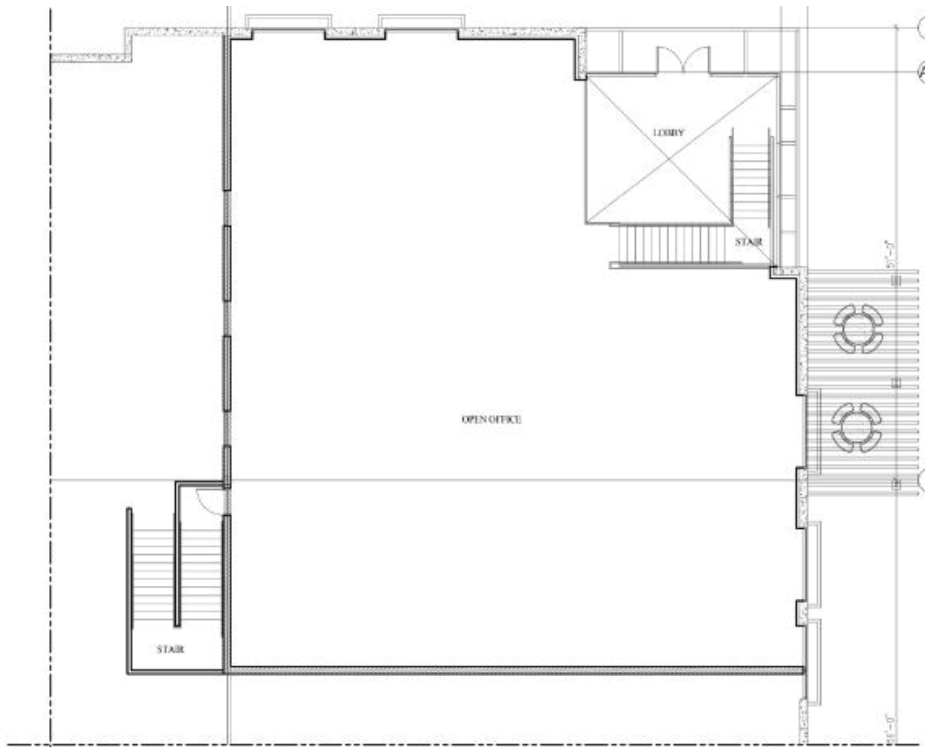
7351 Garden Grove Boulevard, Unit B * Garden Grove, CA 92841
Tel: (562) 997-1911 * Email: sgraham@catalinamh.com

Disclaimer: The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.
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OFFICE PLAN



Office (Ground): 4,505 SF
Office (Mezz): 4,093 SF
Total: 8,598 SF

Warehouse: 248,124 SF
Total: 256,722 SF

RENDERING

FOR LEASE

256,722 SF | 11.27 ACRES



5

FOR LEASE

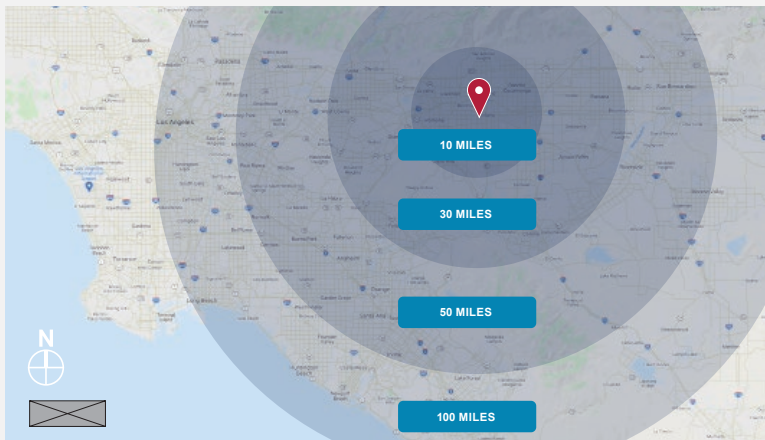
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DAUM
COMMERCIAL REAL ESTATE SERVICES

LOCATION

| DESTINATIONS | TIME/DIS. |
|---------------------------|------------------------|
| Los Angeles Intl. Airport | 1 hr 8 Mins / 52.5 Mi. |
| Port of Los Angeles | 1 hr 8 Mins / 55.3 Mi. |
| Port of Long Beach | 1 hr 5 Mins / 53.8 Mi. |

| DEMOGRAPHICS | 1 MI. | 5 MI. | 10 MI. |
|--|----------|----------|----------|
| 2010 Population | 27,208 | 201,430 | 428,007 |
| 2021 Population | 28,426 | 216,555 | 462,977 |
| 2026 Population Projection | 29,141 | 223,044 | 474,962 |
| Avg Household Income | \$71,421 | \$80,110 | \$88,796 |
| Median Household Income | \$57,631 | \$65,145 | \$71,448 |
| Total Specified Consumer Spending (\$) | \$242.5M | \$2.1B | \$4.7B |



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AMENITIES MAP



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DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report



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