

FOR LEASE ±45,050 SF

WITH ±2 ACRE YARD | INDUSTRIAL BUILDING

3190 CORNERSTONE DR. | EASTVALE | CA



FOR MORE INFORMATION, CONTACT:

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PARCEL MAP

PROPERTY HIGHLIGHTS

- ±45,050 SF Building
- ±4,360 SF of 2-Story Office Space
- ±2 Acre Fenced/Paved Yard (±88,000 SF)
- 6 Dock High Loading Doors with Mechanical Load Levelers
- 3 Ground Level Loading Doors
- 28' Minimum Clear Height
- T-8 Lighting
- 800 Amps, 277/480 Volt, 3 Phase Power
- 60 GPM/3,000 SF Fire Sprinkler System
- Freestanding Corner Building with Frontage on Mission Boulevard
- Easy Access to 15 & 60 Freeways



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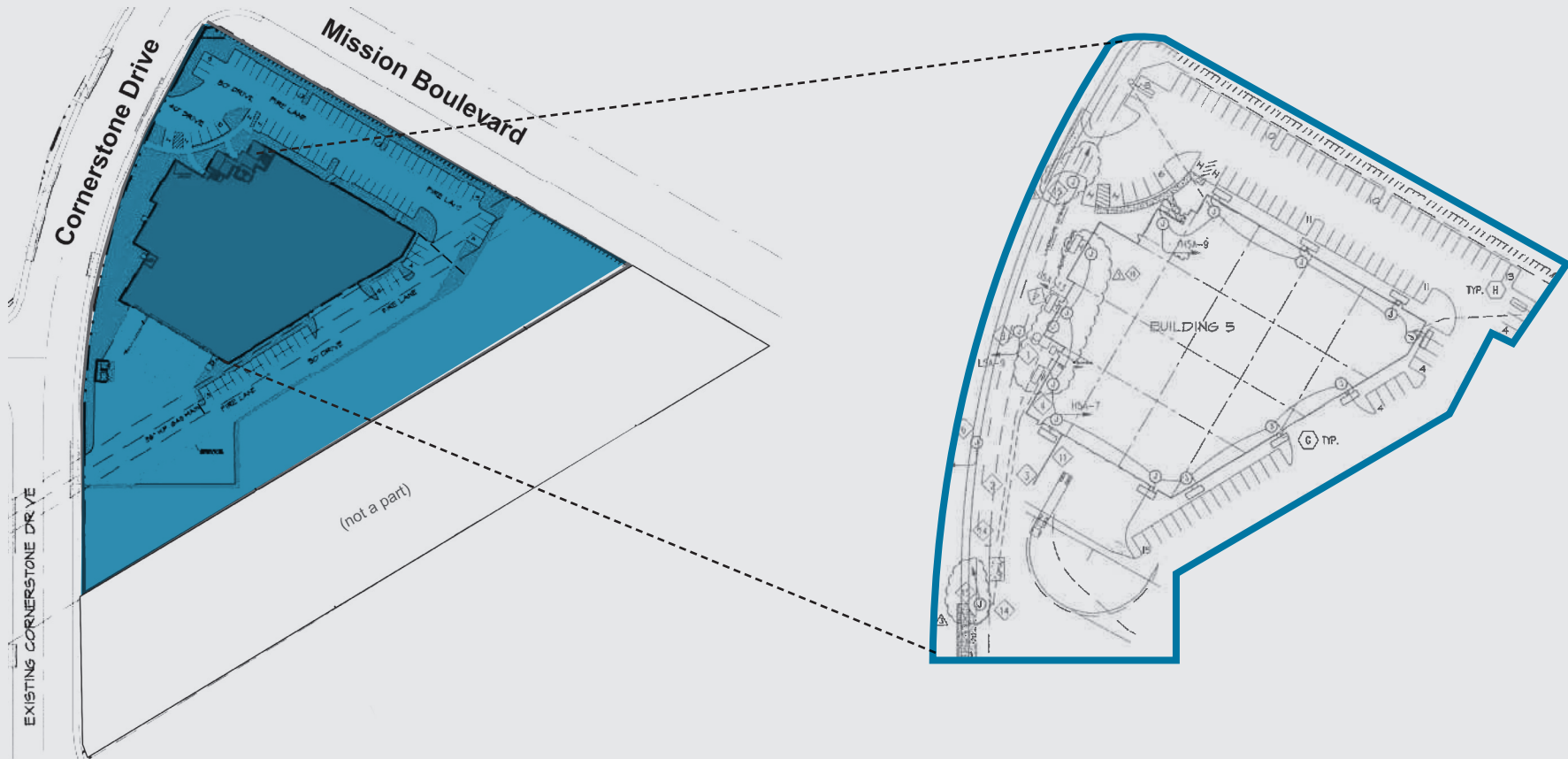


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SITE PLAN



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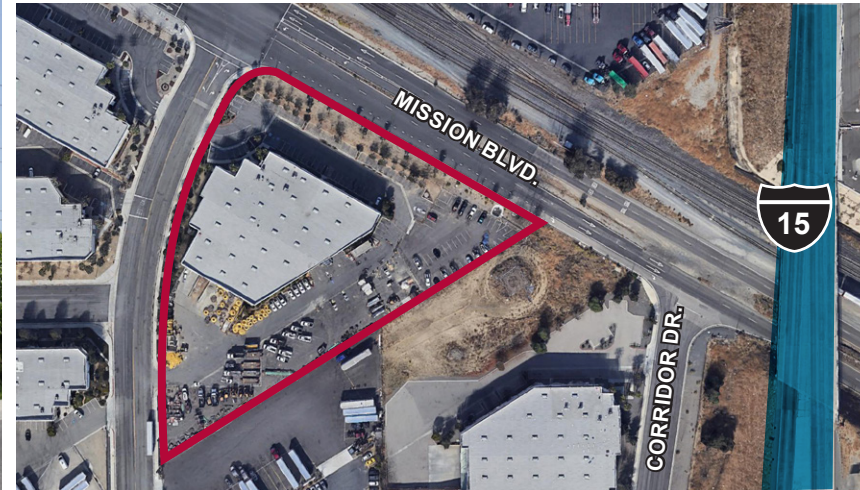
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PROPERTY PHOTOS



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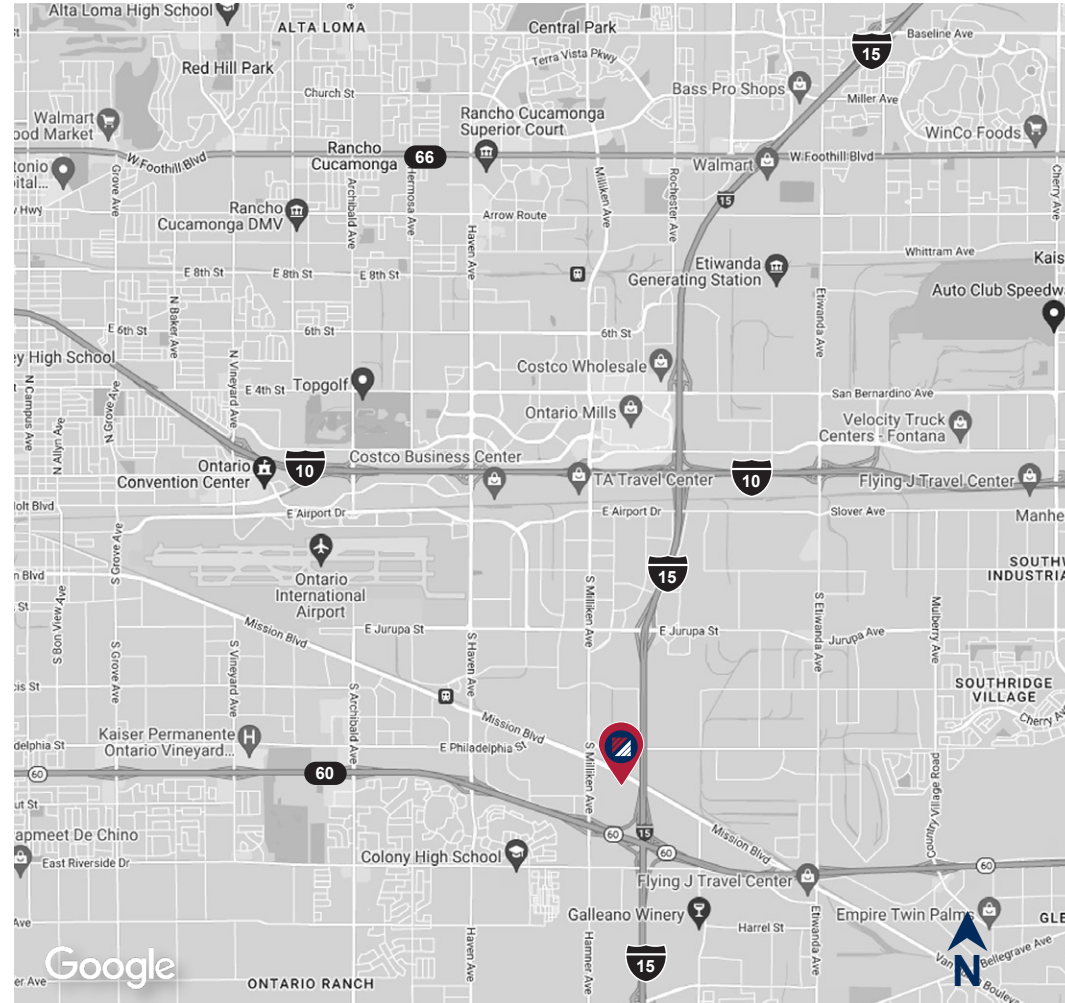
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LOCATION MAP

DEMOGRAPHICS			
	1 Mile	2 Miles	5 Miles
2010 Population	1,556	9,968	160,988
2021 Population	1,665	12,132	190,608
2026 Population Projection	1,714	12,742	200,254
2010 Households	450	3,040	43,787
2021 Households	483	3,683	52,551
2026 Household Projection	498	3,864	55,27
Total Specified Consumer Spending (\$)	\$20.8M	\$145.8M	\$2.1B
Avg Household Income	\$121,642	\$104,383	\$102,295
Median Household Income	\$101,429	\$91,569	\$86,011

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Mission Blvd	Hamner Ave NW	6,554	2018	0.18 mi
I- 15	Mission Blvd S	242,910	2020	0.20 mi
Hamner Ave	E Mission Blvd N	16,654	2020	0.31 mi
Philadelphia Ave	Rochester Ave E	8,969	2020	0.31 mi
Ontario Freeway	-	225,195	2020	0.32 mi
I- 15	Philadelphia Ave S	235,604	2020	0.44 mi
Not Available	Not Available No	186,326	2020	0.44 mi
E Mission Blvd	Hamner Ave SE	16,081	2020	0.45 mi
Pomona Freeway	-	197,431	2020	0.47 mi
Ontario Freeway	-	225,195	2020	0.56 mi



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