




940

S. ROCHESTER AVE. UNIT A
ONTARIO | CA



FOR LEASE

INDUSTRIAL PROPERTY



5,358 SF
AVAILABLE



FLEXIBLE
OFFICE LAYOUT



18 FT
CLEAR HEIGHT



1
GL LOADING DOOR

PROPERTY HIGHLIGHTS

- Large Open Warehouse
- 200 Amps 277/480 Volt (Verify)
- 2 Restrooms
- Ample In-Common Parking
- Corner Unit in the Larger Ontario Gateway Business Park
- I-15 Freeway Frontage
- Showroom / Flex Warehouse
- 1 Ground Level Warehouse Door

FOR MORE INFORMATION PLEASE CONTACT:

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EXECUTIVE VICE PRESIDENT | PRINCIPAL

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

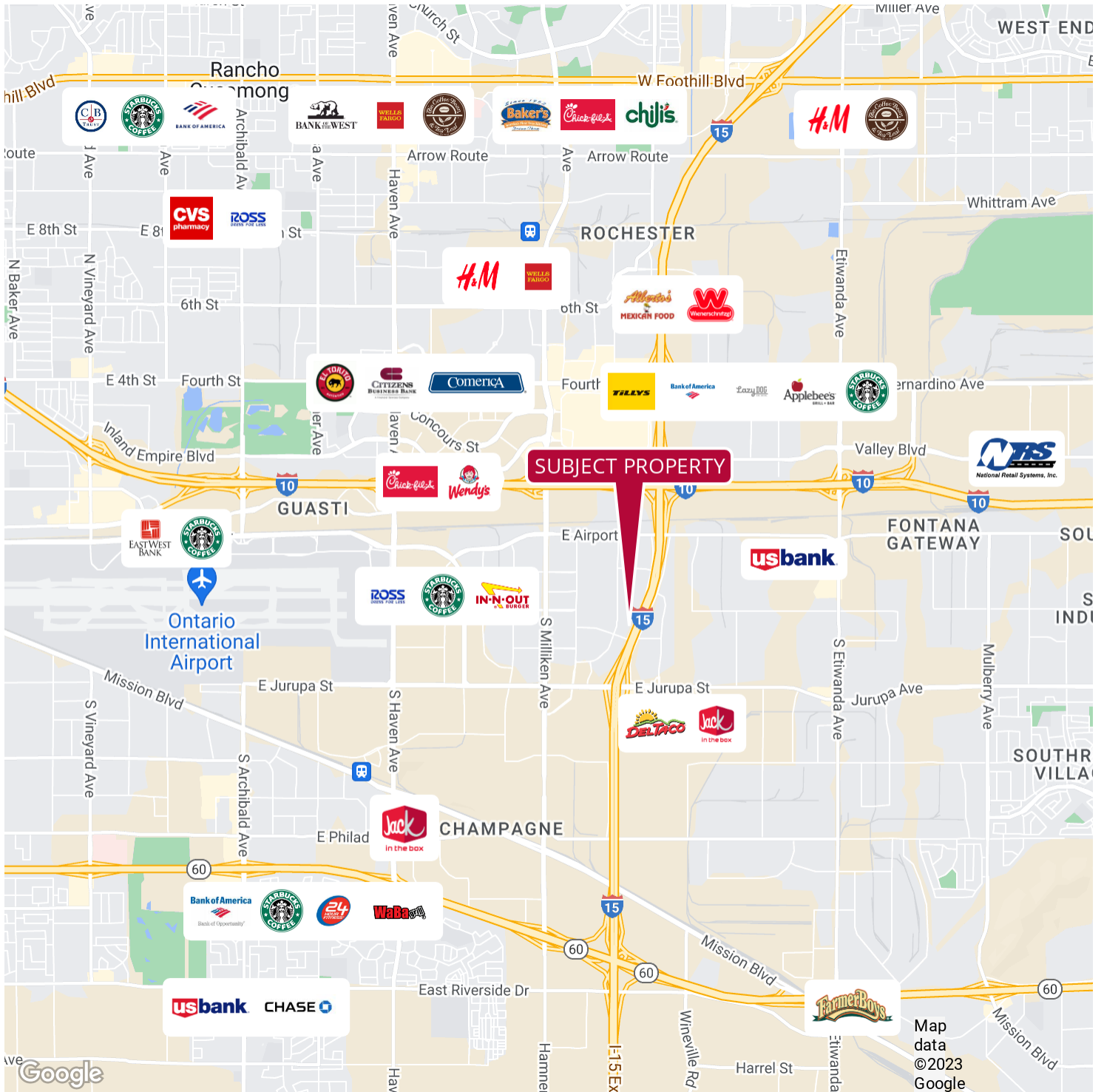


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DAUM
COMMERCIAL REAL ESTATE SERVICES

R L G Another
Glover Family, LLC
Real Estate Investment

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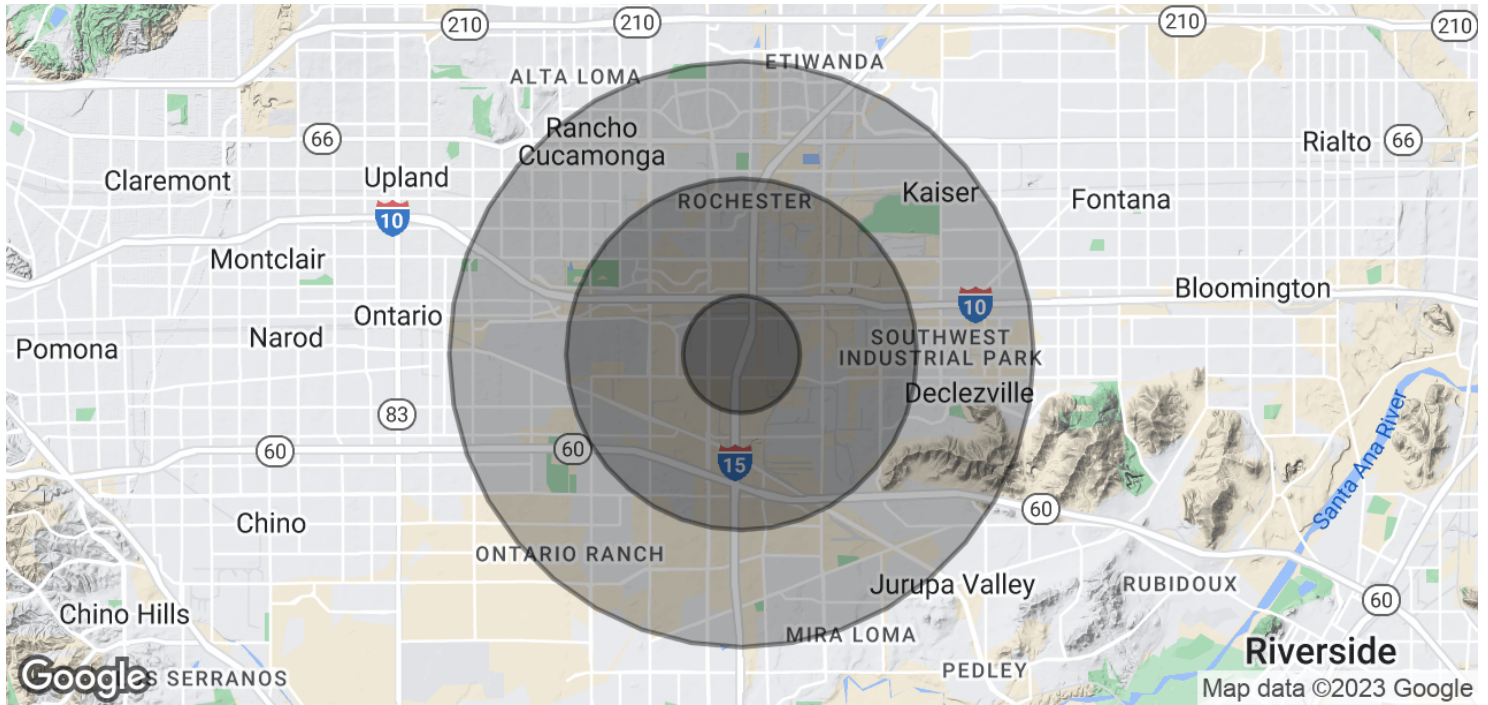


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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	732	32,079	230,548
Median age	31.4	33.3	33.5
Median age (Male)	31.4	32.0	32.5
Median age (Female)	31.3	34.9	34.6

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
15	E Francis St W	224,740	2022	0.24 mi
I-15	Philadelphia Ave S	239,411	2022	0.29 mi
S Milliken Ave	E Francis St N	19,193	2022	0.30 mi
Philadelphia Ave	Rochester Ave E	9,498	2022	0.37 mi

* Traffic count data derived from CoStar

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