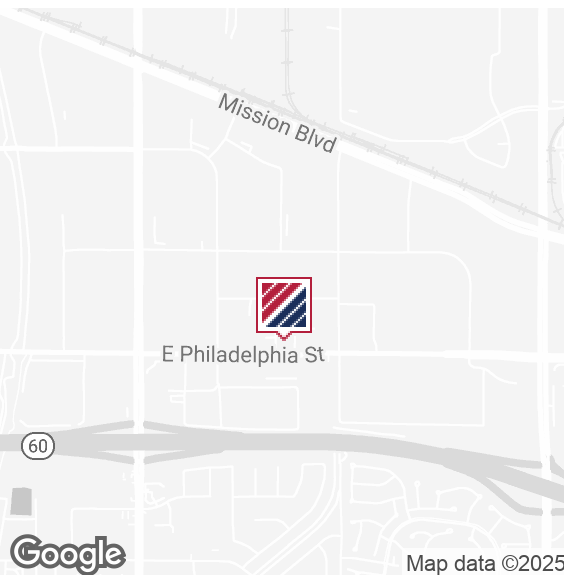




2905

E PHILADELPHIA ST
ONTARIO | CA




FOR SUBLEASE

INDUSTRIAL PROPERTY



19,838 SF
SQUARE FEET



2,600 SF
OFFICE SF



24 FT
CLEAR HEIGHT



1
DOCK HIGH DOOR

PROPERTY HIGHLIGHTS

- Sublease Rate: \$1.45 / SF Gross
- Sublease Term: Until 5/31/2026
- 1 Drive in Roll-Up Door
- 1 Dock High Door
- 24' Ceiling Clearance
- Secured Yard/Truck Court
- 600 Amps, 120/208 Volts (Verify)

FOR MORE INFORMATION PLEASE CONTACT:

KURT YACKO

VICE PRESIDENT

P: 562.692.7876 | M: 949.903.0496

kurt.yacko@daumcommercial.com

CADRE #01989353

NOAH SAMARIN

EXECUTIVE VICE PRESIDENT | PRINCIPAL

P: 909.912.0007 | M: 714.812.1289

noah.samarin@daumcommercial.com

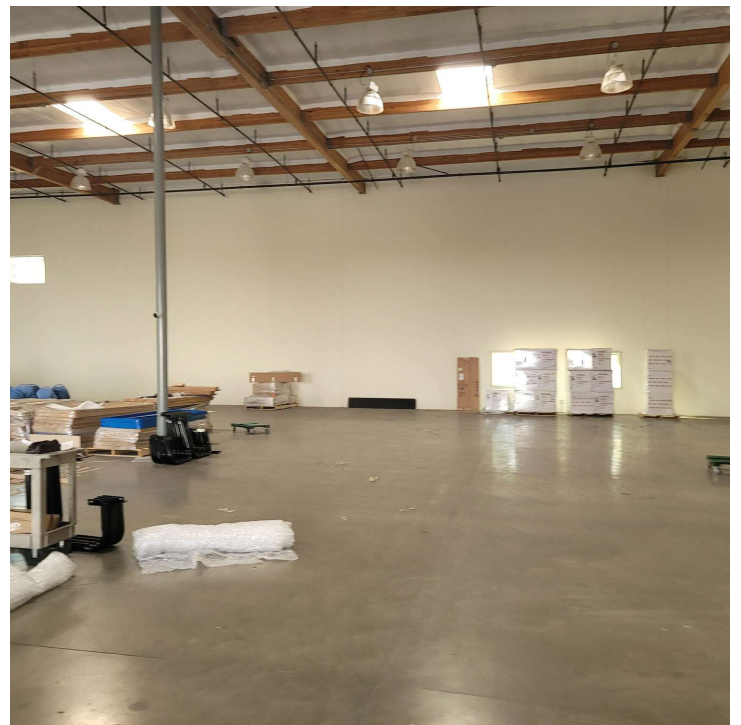
CADRE #01755814

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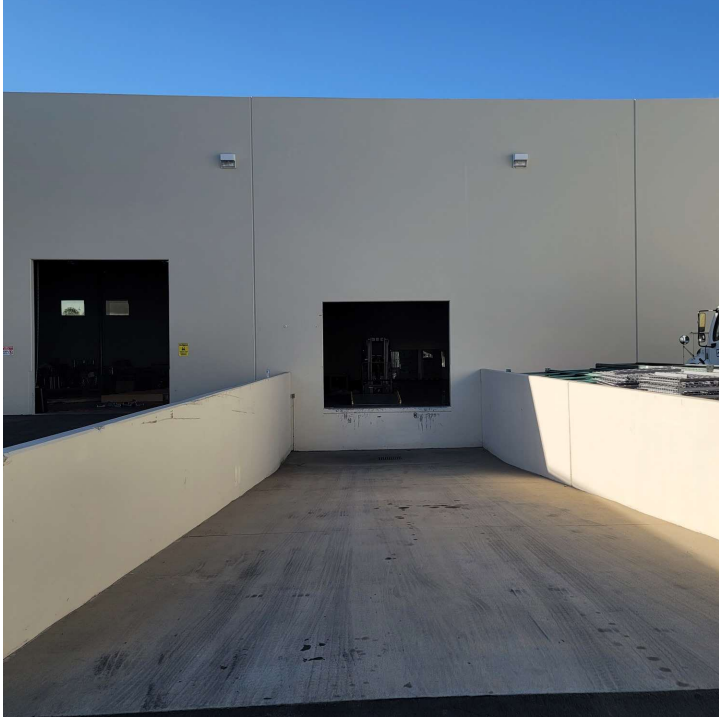


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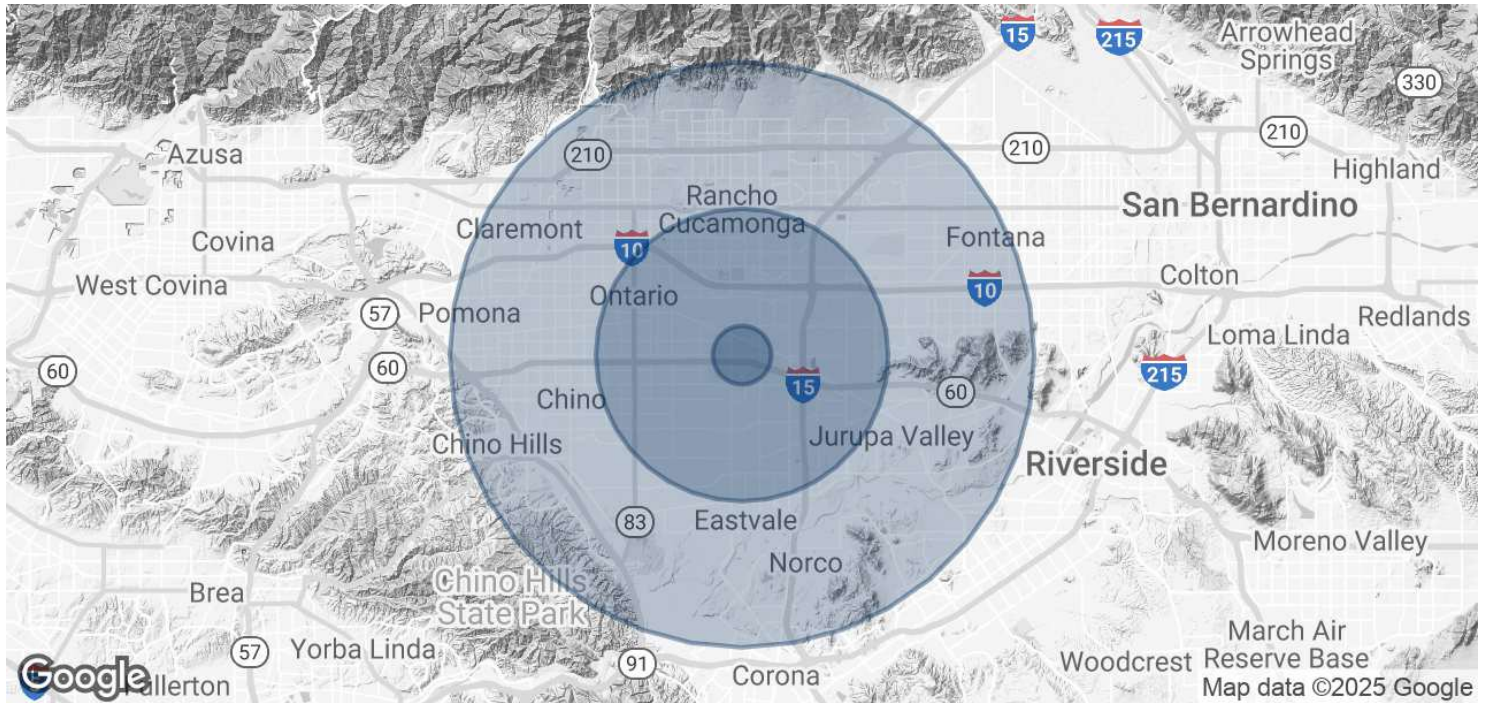


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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	26	1,464	35,520
Median age	38.4	41.7	35.5
Median age (Male)	39.9	38.5	34.1
Median age (Female)	36.1	42.6	36.2

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
S Turner Ave	State 60 Hwy W S	505
Pomona Fwy	S Turner Ave E	231,731
E Philadelphia St	S Archibald Ave W	5,950
S Turner Ave	E Cedar St S	540
E Philadelphia St	S Excise Ave E	6,496

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