




INDUSTRIAL | COMMERCIAL | I-15 FREEWAY SHOWROOM

# 740

S. ROCHESTER AVENUE, UNIT A  
ONTARIO | CA

## FOR LEASE

INDUSTRIAL PROPERTY



±5,408 SF  
AVAILABLE



±600 SF  
OFFICE



18 ft  
CLEAR HEIGHT



1  
GL DOOR



### PROPERTY HIGHLIGHTS

- ±5,408 SF Warehouse
- ±600 SF Office Space
- High Visibility Industrial / Commercial Business Park
- Large Open Warehouse / Showroom Space
- Freshly Renovated
- 12'x12' Warehouse Door
- SP Zoning
- I-15 Freeway Frontage
- Close Proximity to 10 and 60 Freeways

FOR MORE INFORMATION PLEASE CONTACT:

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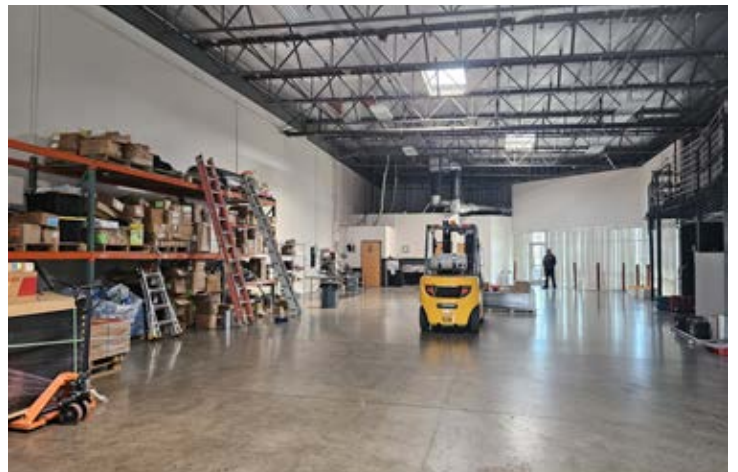
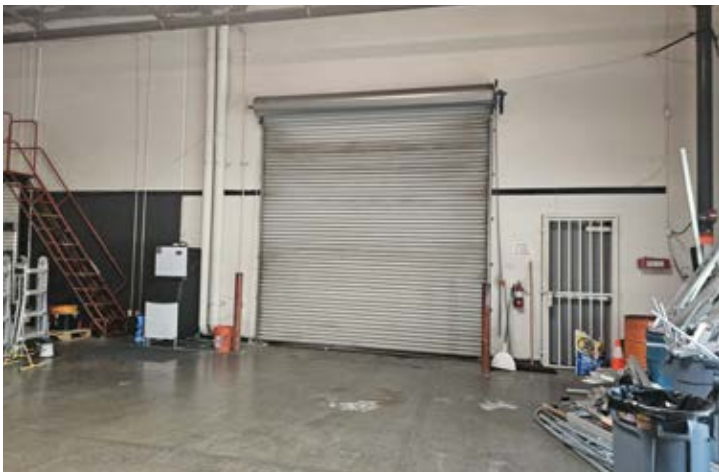


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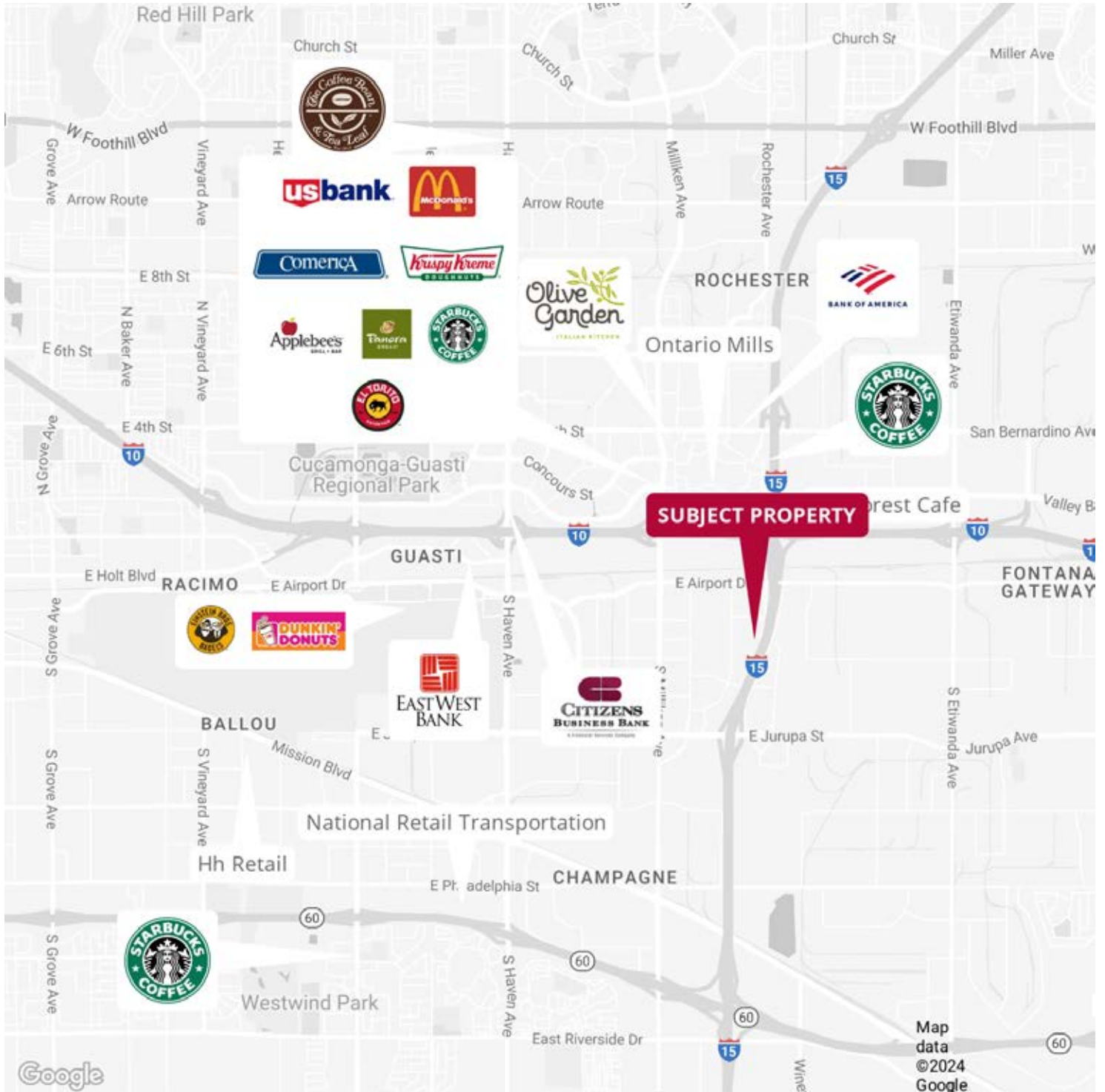
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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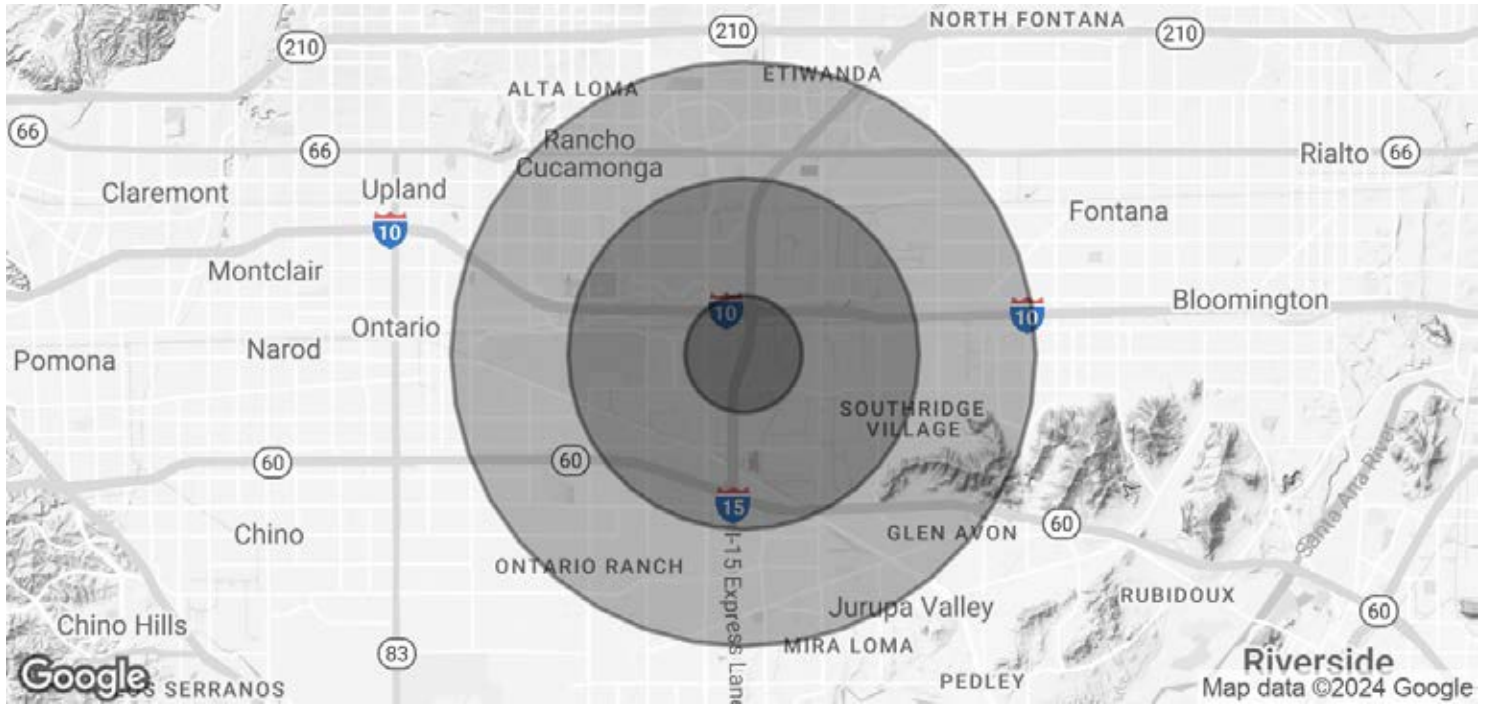
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### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	840	30,200	239,516
Median age	31.1	33.0	33.7
Median age (Male)	30.6	31.9	32.6
Median age (Female)	32.9	34.6	34.9

\* Demographic data derived from 2020 ACS - US Census

### TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DIST. FROM PROPERTY
I- 15	E Airport Dr N	241,561	2022	0.12 mi
E Airport Dr	S Rochester Ave E	13,305	2022	0.43 mi
Santa Ana St	Sarah Pl E	2,172	2022	0.45 mi
Santa Ana St	S Milliken Ave W	1,941	2022	0.53 mi

\* Enter Traffic Count Disclaimer Here

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