

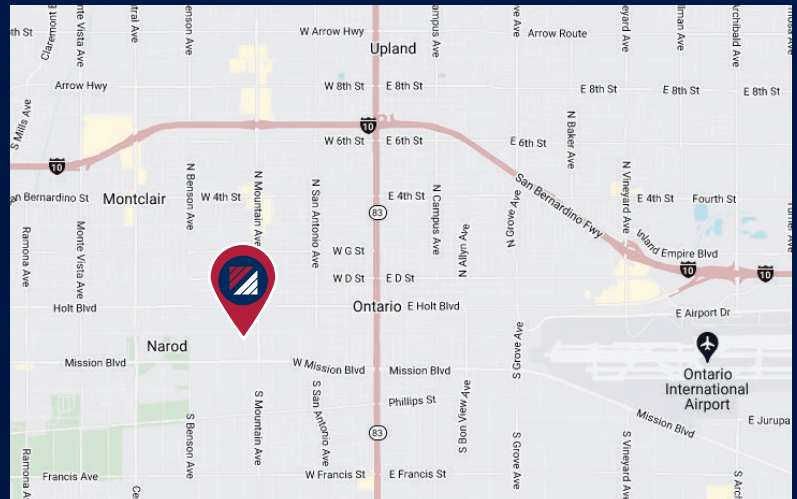


# AVAILABLE FOR SALE 63,206 SF BUILDING

510 S. MAGNOLIA AVENUE | ONTARIO, CA

## PROPERTY HIGHLIGHTS

- 63,206 SF Available
- 4,111 SF 1st Floor Office
- 2,818 SF 2nd Floor Office
- 2.62 Acres Lot Size
- 32' Clear Height
- 5 Dock High Doors
- 1 Ground Level Door
- Private, Gated Yard
- 142' Truck Court
- 800 Amps Electrical Service (expandable to 1,200 Amps)
- ESFR Sprinklers
- 2.5% Skylight
- 42 Auto Parking Stalls
- Easy Access to I-10 and 60 Freeways
- Located within the federally designated Opportunity Zone



## FOR MORE INFORMATION, PLEASE CONTACT:

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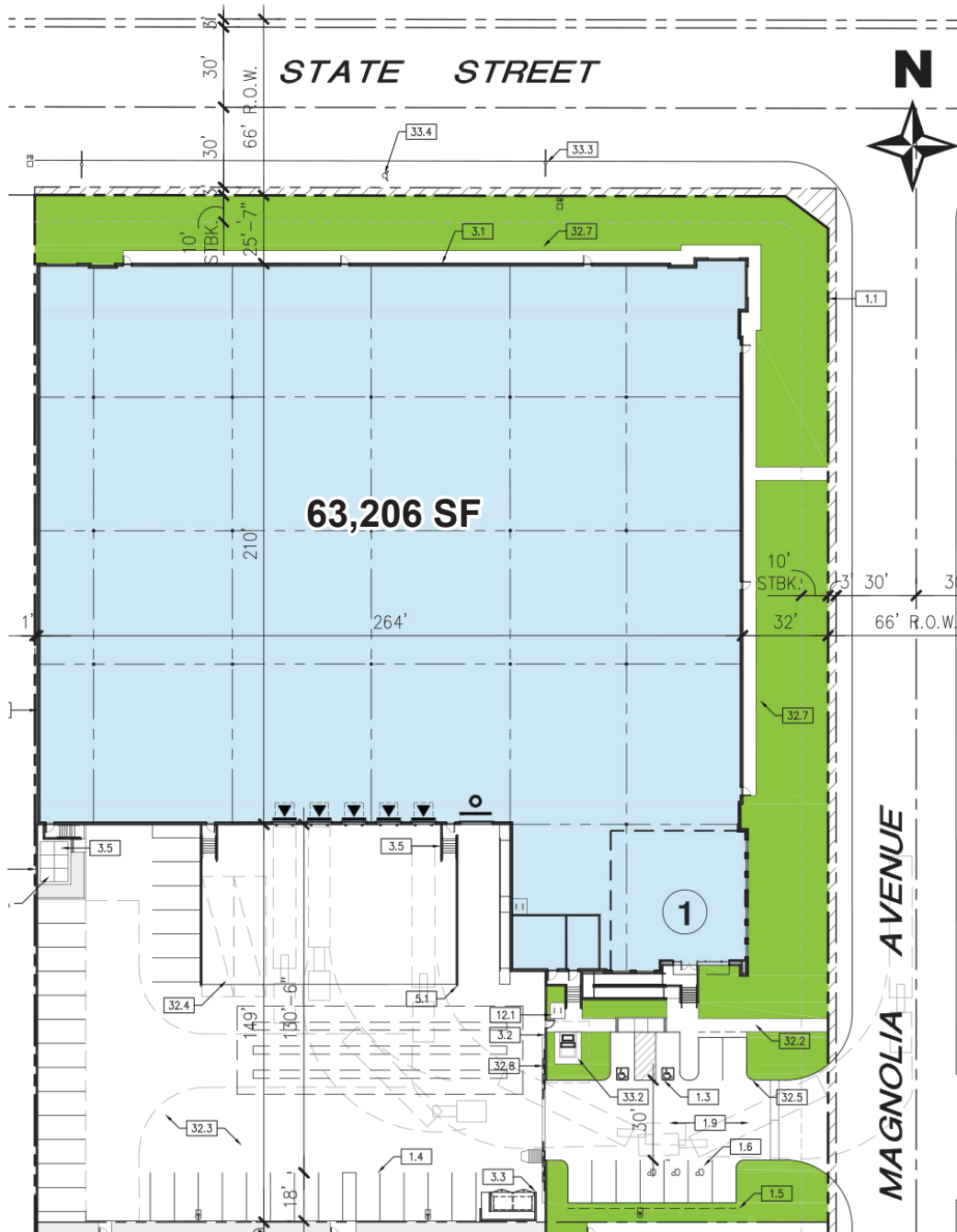
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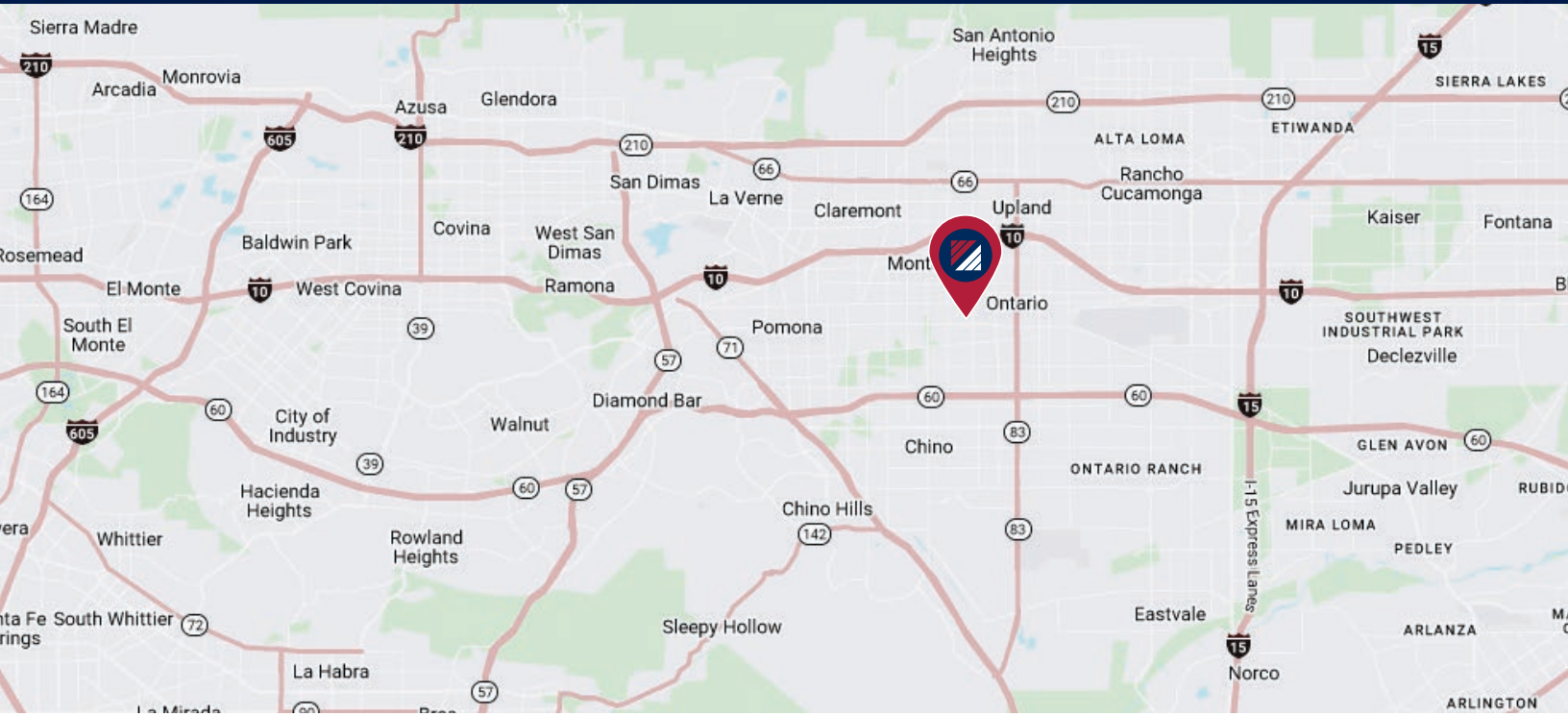
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