

MAJOR PRICE REDUCTION | ASKING \$320 PSF

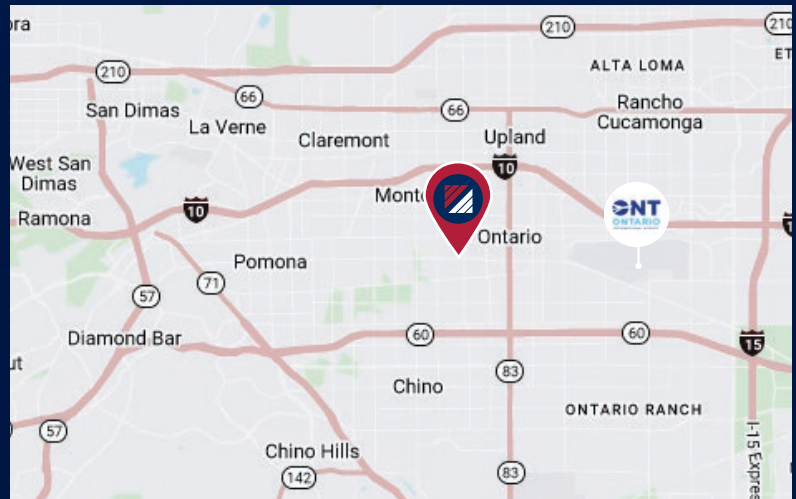


AVAILABLE FOR SALE 63,206 SF BUILDING

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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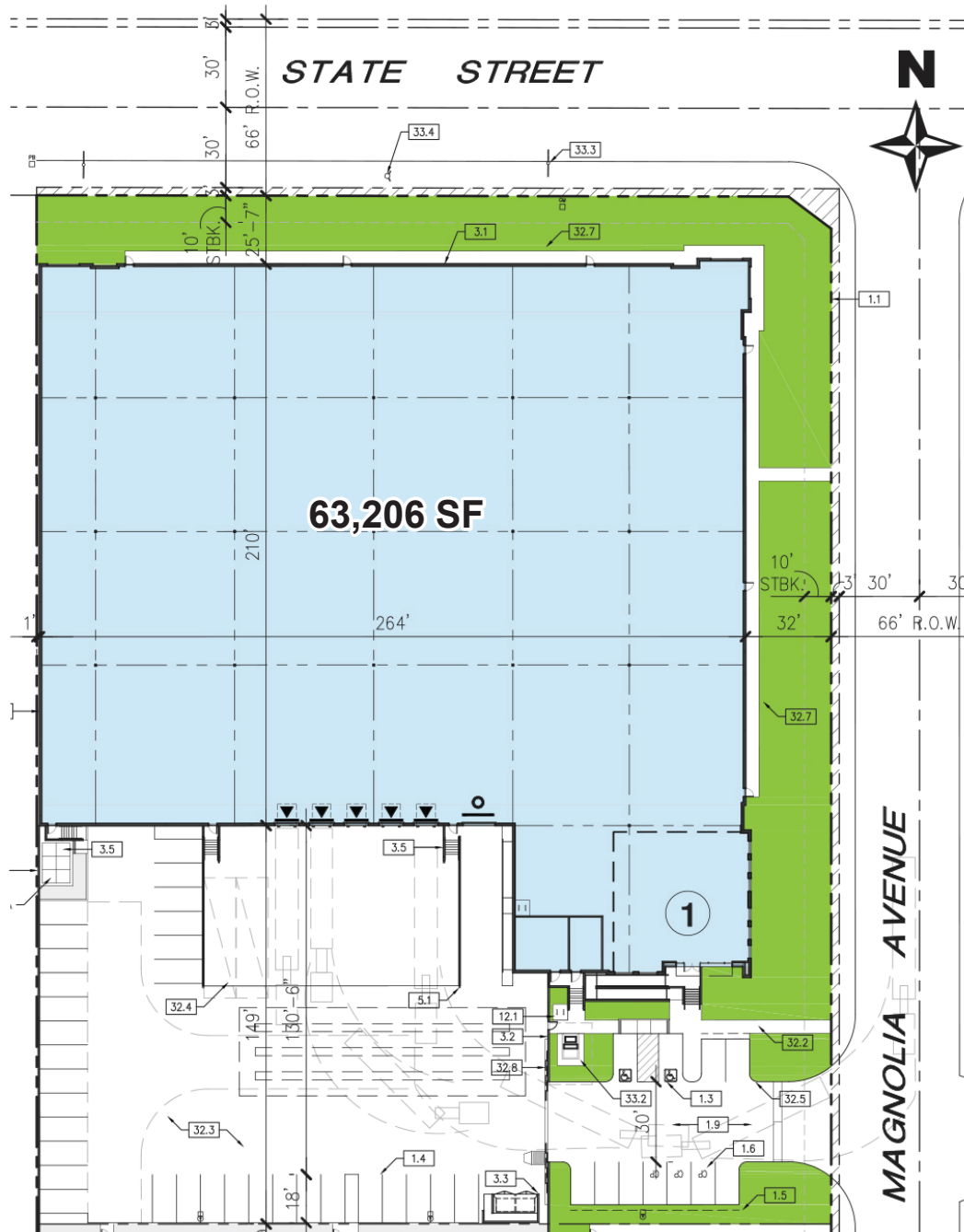
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COMMERCIAL REAL ESTATE SERVICES

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. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

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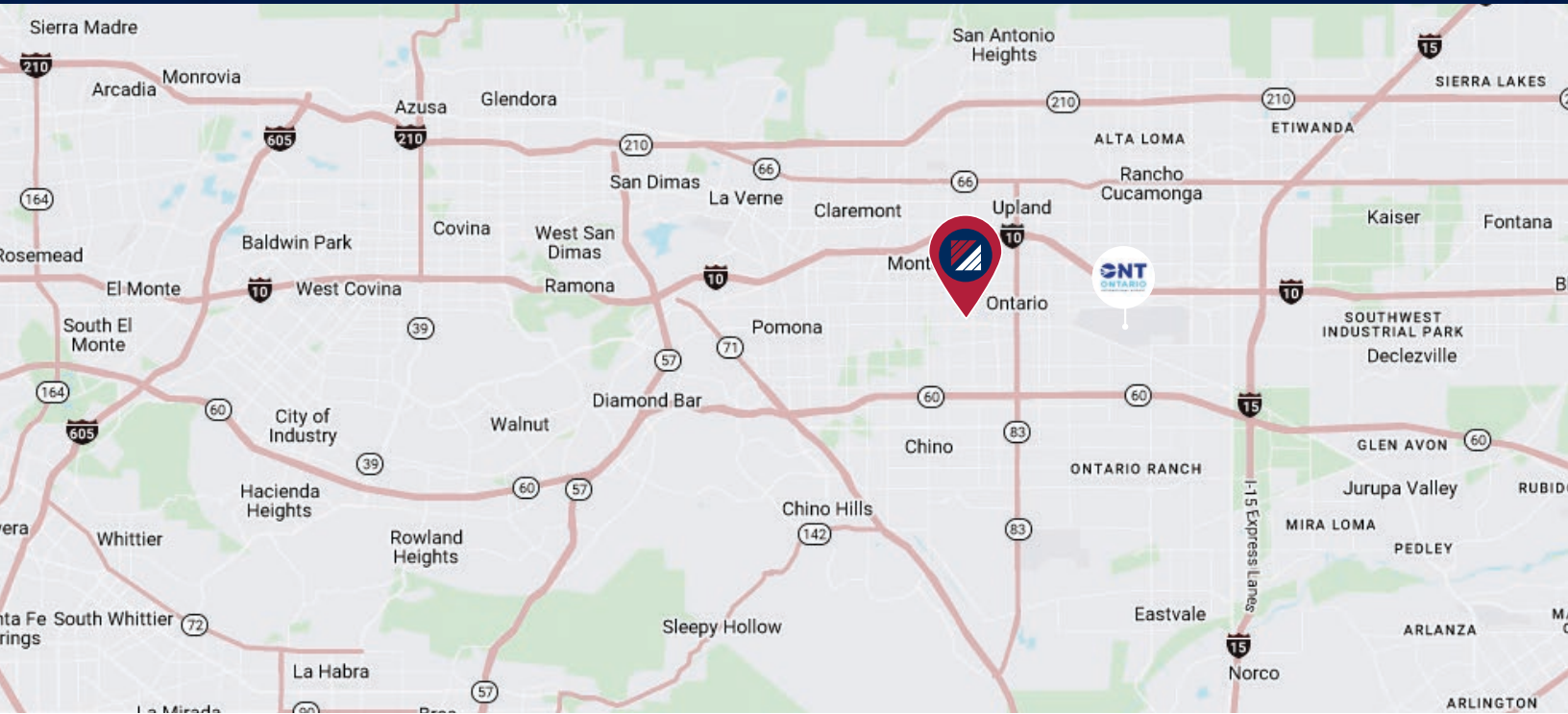
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