



**FOR SALE OR LEASE | ±38,000 SF INDUSTRIAL BUILDING**

**5001 ONTARIO MILLS PKWY.**

**ONTARIO | CA 91764**

**FOR MORE INFORMATION, CONTACT:**

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## PROPERTY HIGHLIGHTS



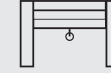
**±38,000 SF BUILDING**



**±2.05 AC PARCEL**



**±4,555 SF OFFICE SPACE**



**THREE (3) DOCK HIGH DOORS (FOURTH DH DOOR POSSIBLE)**



**ONE (1) GROUND LEVEL DOOR**



**28' CLEAR HT (VERIFY)**



**400A, 277/480V POWER (VERIFY)**



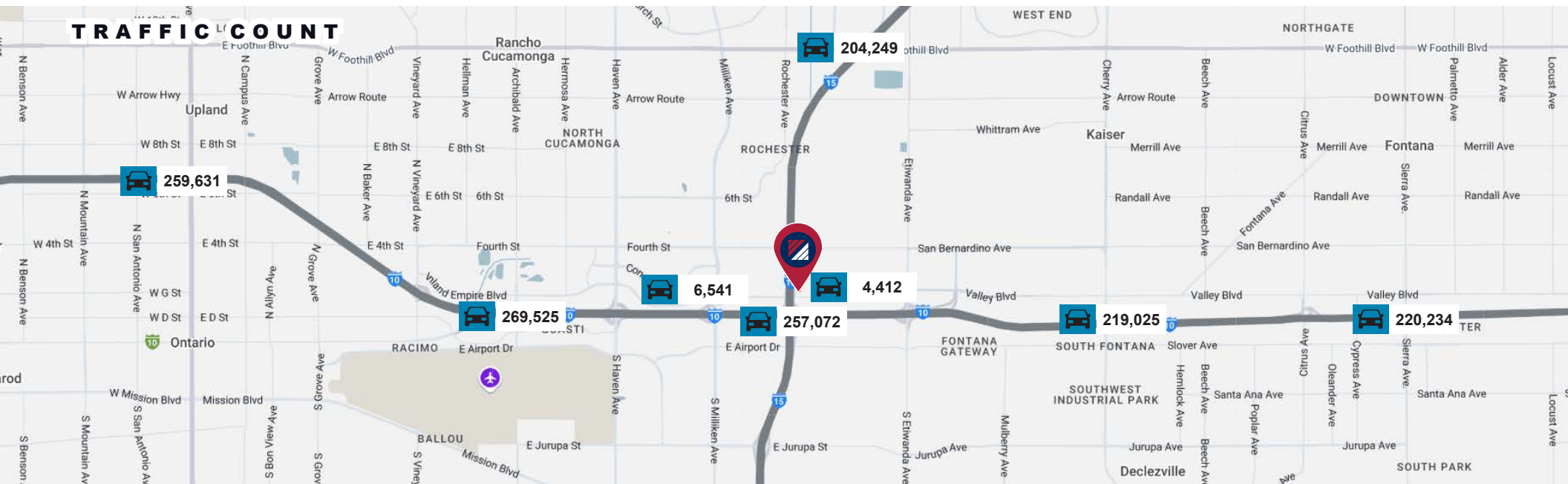
**ESFR SPRINKLERS**



**IG ZONING**



**10 & 15 FWY VISIBILITY**



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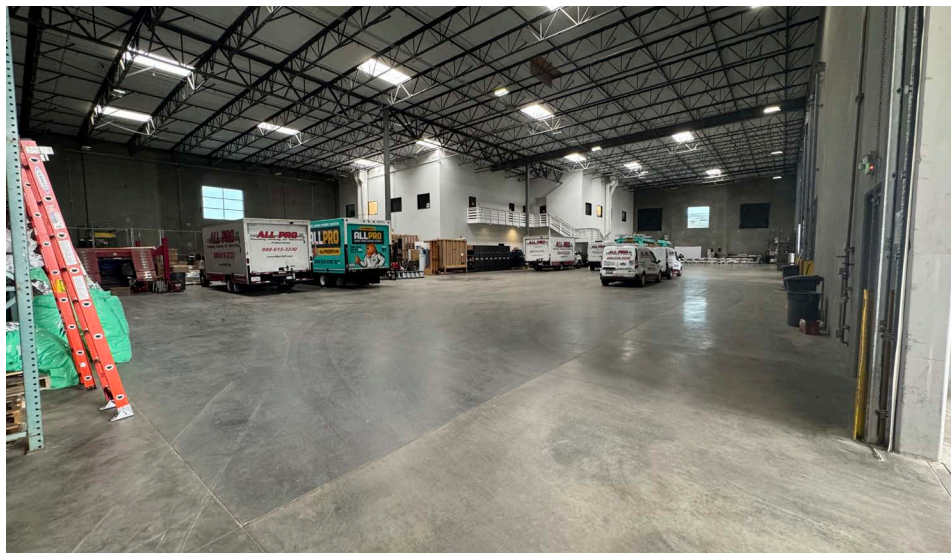
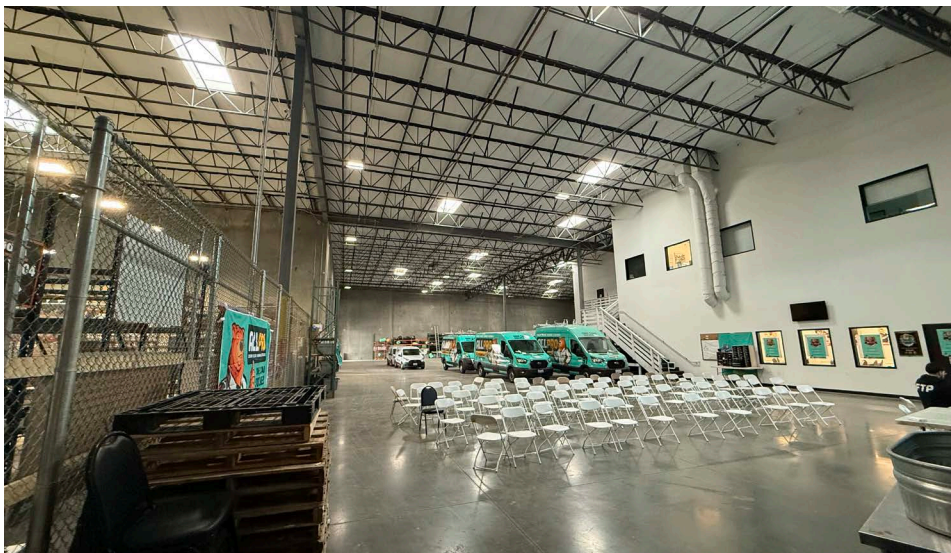
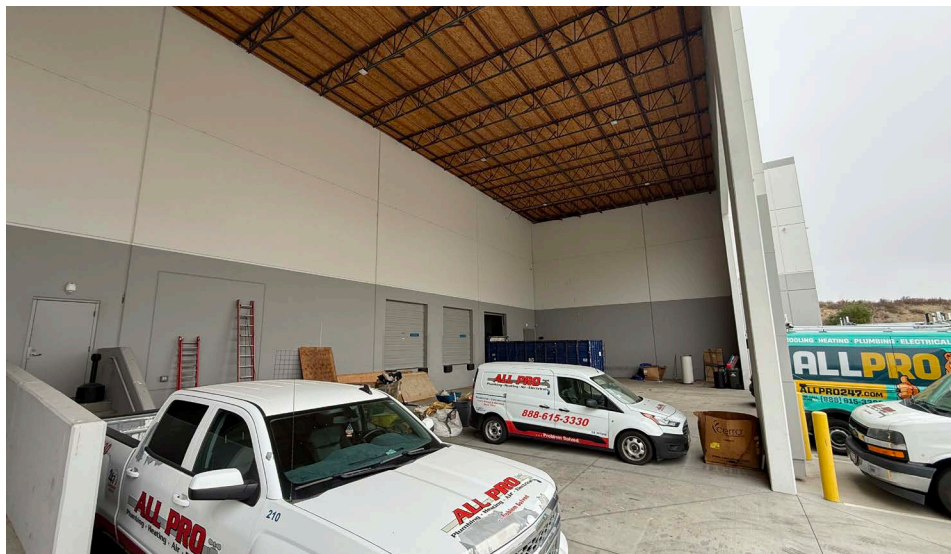
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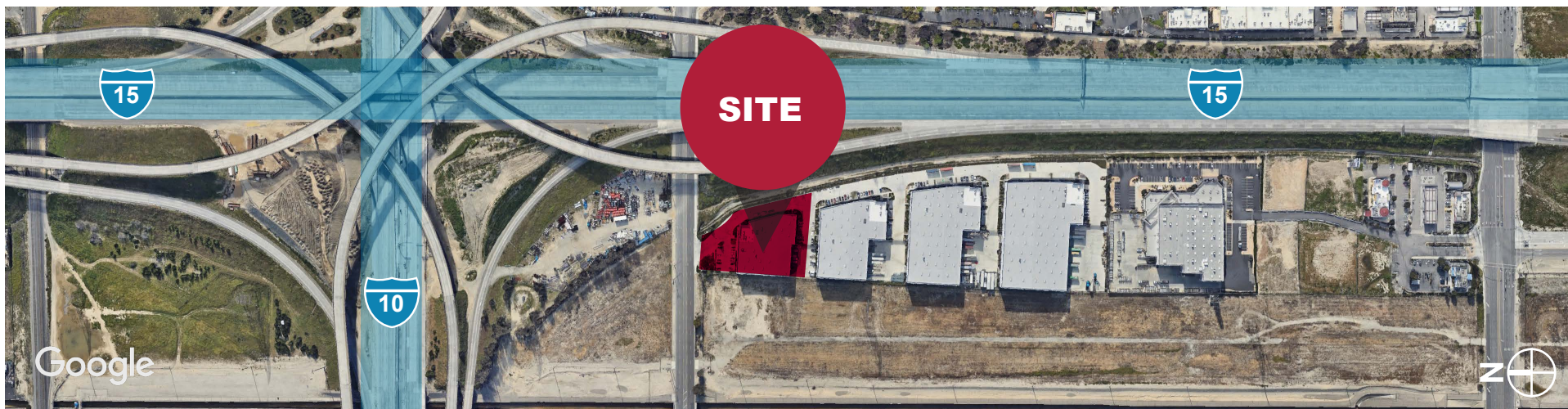
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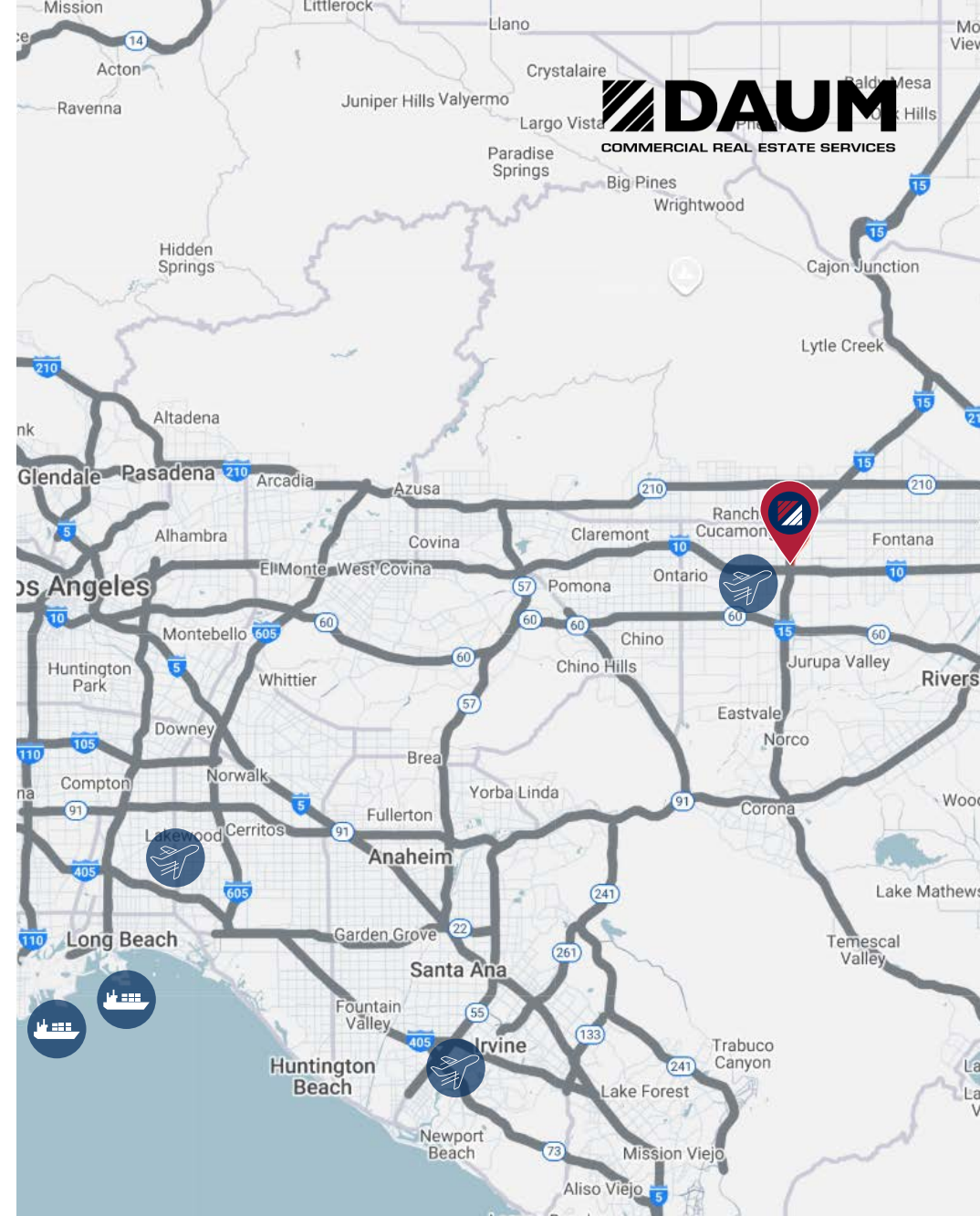
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DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2020 Population	33,625	256,565	1,087,074
2024 Population	34,350	255,457	1,091,327
2029 Population Projection	35,030	259,665	1,116,379
2020 Households	11,614	78,900	312,484
2024 Households	12,091	78,648	312,993
2029 Household Projection	12,373	79,983	319,867
Total Specified Consumer Spending (\$)	\$379.9M	\$3B	\$12.5B
Avg Household Income	\$98,222	\$106,785	\$110,689
Median Household Income	\$85,984	\$90,793	\$90,663

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Ontario Mills Pkwy	I 10 - I 15 Ichg W Fwy	4,412	2022	0.05 mi
I- 15 Fwy	I 10 - I 15 Ichg S Fwy	220,479	2022	0.16 mi
N Charles Smith Ave	Ontario Mills Pkwy S	2,437	2022	0.16 mi
Ontario Mills Pkwy	N Charles Smith Ave E	5,457	2022	0.18 mi
I- 15 Fwy	Rochester Rd W	215,504	2022	0.23 mi
San Bernardino Freeway	-	257,072	2020	0.24 mi
10 Fwy	I- 15 W Fwy	270,919	2022	0.24 mi
I- 15 Fwy	I- 10 S Fwy	215,504	2022	0.24 mi
Ontario Freeway	-	215,940	2020	0.24 mi
I- 15 Fwy	I- 10 N Fwy	224,740	2022	0.25 mi



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**DEMOGRAPHICS AND LOCATION MAP**

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