

SEC Eucalyptus & Euclid, Ontario



ONTARIO RANCH
BUSINESS PARK



CBRE

 **REDA**
REAL ESTATE DEVELOPMENT ASSOCIATES

 CLARION PARTNERS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



Premier Inland Empire
West Location



Excellent Access to Interstates 10
and 15 and State Routes 71 and 60
2.4 miles to SR-71
2.7 miles to SR-60
5.3 miles to Interstate 15
6.2 miles to Interstate 10



Campus Opportunity



Phase I - 6 buildings totaling up to
1,708,900 SF Available

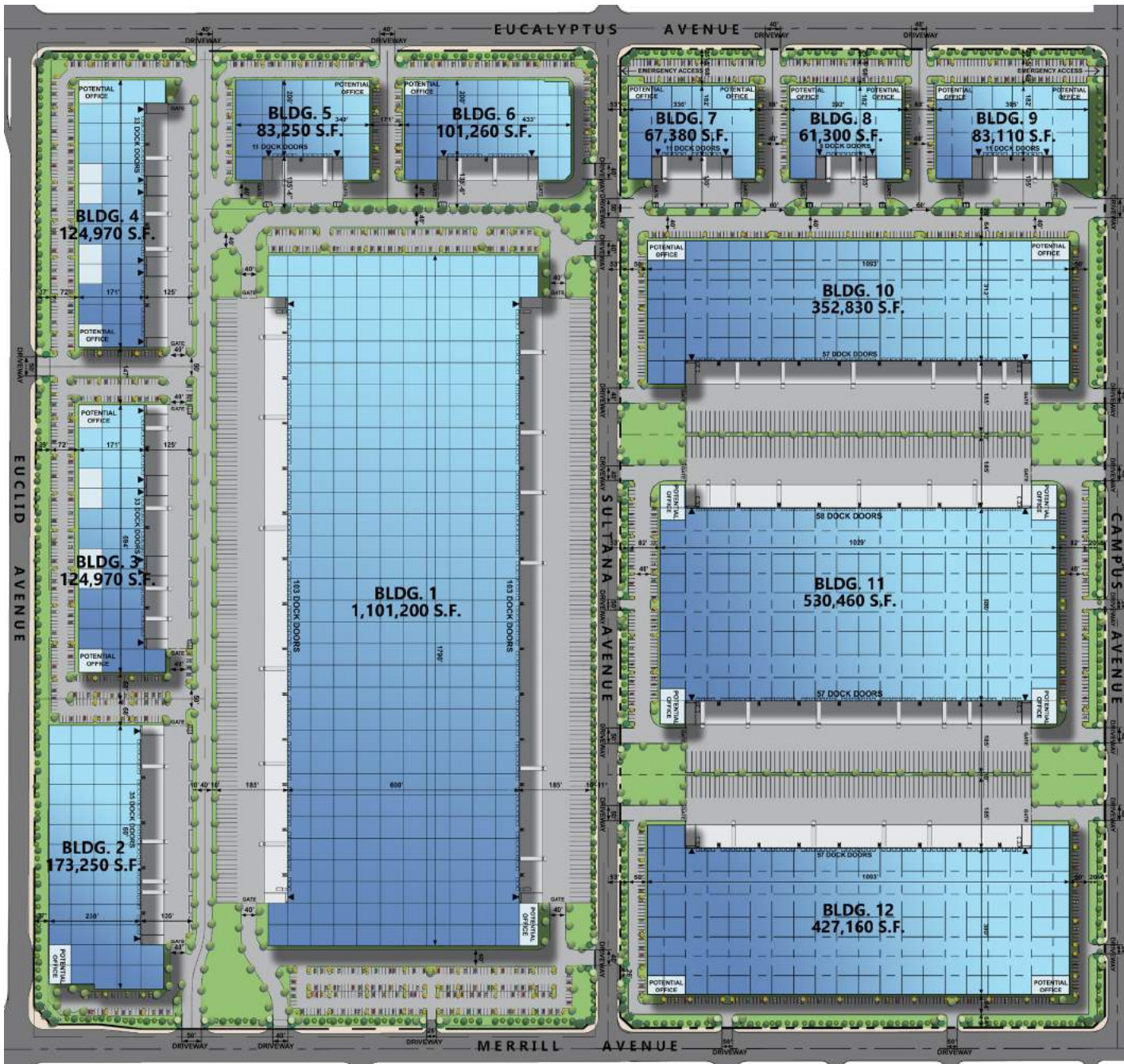
Phase II - 6 buildings totaling
up to 1,522,240 SF Available



Located in the Master Planned
Ontario Ranch Community



SITE PLAN AND PROPERTY DETAILS



PHASE - I
Buildings 1-6 totaling up to 1,708,900 SF Available



PHASE - II
Buildings 7-12 totaling up to 1,522,240 SF Available



32'-40' Clear Height



592 DOCK HIGH Doors



36 GROUND LEVEL Doors



561 TRAILER Parking



1,997 Auto Parking



BUILDING SPECIFICATIONS

	BUILDING	SF	ACRES	FAR	CL HT	LOADING TYPE	DH	DOCK DOOR RATIO	GL	AUTO PARKING	TRAILER PARKING	TRAILER POSITION RATIO	DEPTH
PHASE 1	Building 1	1,101,200	49.4	51.2	40'	Cross Dock	206	1:5300	4	398	260	1:4200	600'
	Building 2	173,250	8.4	47.3	36'	Front Load	35	1:4900	2	97	0		238'
	Building 3	124,970	8.6	33.4	32'	Front Load	33	1:3700	6	263	0		171'
	Building 4	124,970	8.1	35.4	32'	Front Load	33	1:3700	6	196	0		171'
	Building 5	83,250	4.5	42.5	32'	Front Load	11	1:7500	2	85	0		200'
	Building 6	101,260	5.1	45.6	32'	Front Load	15	1:6700	2	90	0		200'
PHASE 2	Building 7	67,380	4	38.4	32'	Front Load	11	1:6100	2	86	3	1:22000	182'
	Building 8	61,300	3.6	39.3	32'	Front Load	8	1:7600	2	104	2	1:30000	182'
	Building 9	83,110	4.3	44.1	32'	Front Load	11	1:7500	2	102	0		182'
	Building 10	352,830	17	47.5	36'	Front Load	57	1:6100	2	176	74	1:4700	312'
	Building 11	530,460	25.6	47.6	36'	Cross Dock	115	1:4600	4	216	148	1:3500	500'
	Building 12	427,160	19	51.5	36'	Front Load	57	1:7400	2	184	74	1:5700	380'
Total		3,231,140	138.6	48.5	32' - 40'		592		36	1,997	561		171' - 600'



AERIAL

FUTURE RESIDENTIAL /
AC PRESERVE

← TO ORANGE COUNTY  TO SAN GABRIEL VALLEY →



CHINO AIRPORT

MERRILL AVENUE

EUCLID AVENUE

EUCALYPTUS AVENUE



**EXCEPTIONAL
TRANSPORTATION
ACCESS**



E RIVERSIDE DR

ONTARIO RANCH

Residential &
Mixed Use

Residential

Future Industrial
MERRILL AVE

CHINO AIRPORT

The preserve



LIMONITE AVE

orbp
**ONTARIO RANCH
BUSINESS PARK**



KIMBALL AVE

PINE AVE



LEGEND

— TRUCKING ROUTES

○ ON/OFF RAMPS

RAMONA AVE

CENTRAL AVE

GROVE AVE

VINEYARD AVE

ARCHIBALD AVE

ONTARIO RANCH RD

CHINO HILLS PKWY

EDISON AVE

EUCLID AVE

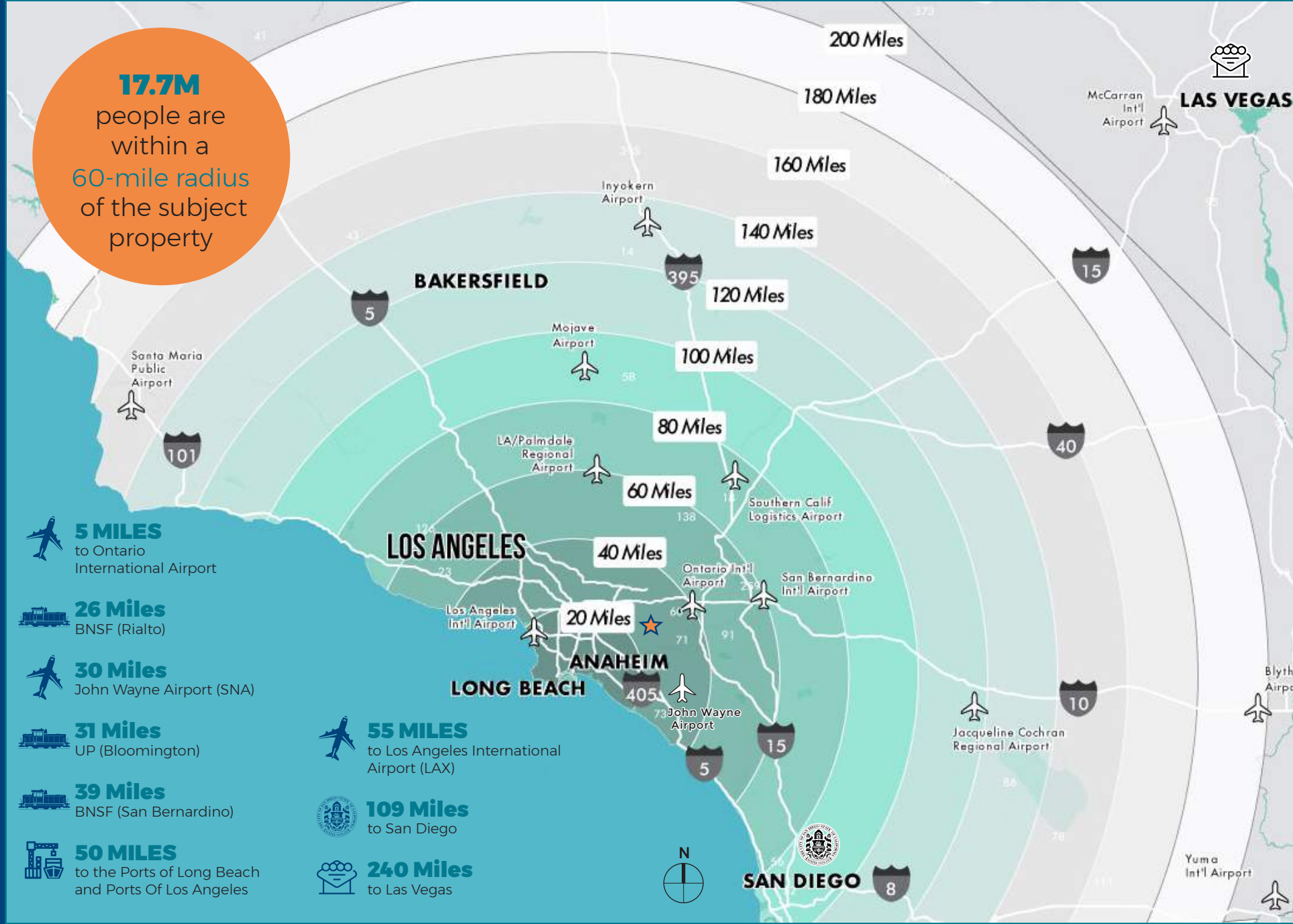
EL PRADO RD

CHINO AVE

orbp

SUPERIOR LOCATION

17.7M people are within a 60-mile radius of the subject property



AREA OVERVIEW

Located in the most sought after industrial market in the country, the Inland Empire. The Inland Empire West is the most dynamic market with a low vacancy rate of 2.1%,

offering excellent transportation infrastructure to e-commerce and distribution tenants. The area is home to corporate tenants such as VF Corp, Kimberly Clark, Amazon, QVC, Toyo Tires,

Georgia Pacific, Walmart, Target, Samsung, Best Buy, Ingram Micro, and Home Depot.





ONTARIO RANCH BUSINESS PARK

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