

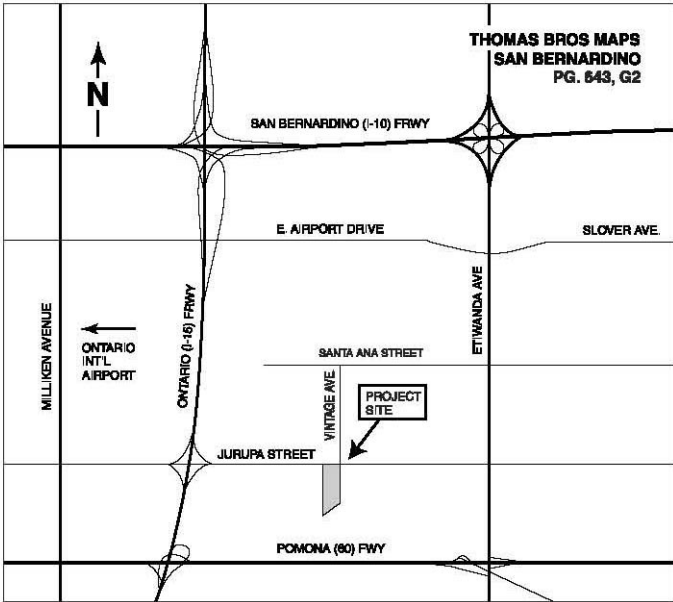
# Investment Building Group

owner/developer

120,600 square feet  
available in Ontario

- Major boulevard frontage
- 30' clear height
- ESFR fire sprinkler system
- Secured truck yard
- Immediate freeway access





**FREEWAY CLOSE** – Immediate access to the Ontario (I-15) freeway via the Jurupa Street interchange, providing immediate access to the San Bernardino (I-10) and Pomona (60) Freeways.

**ADDRESS:**

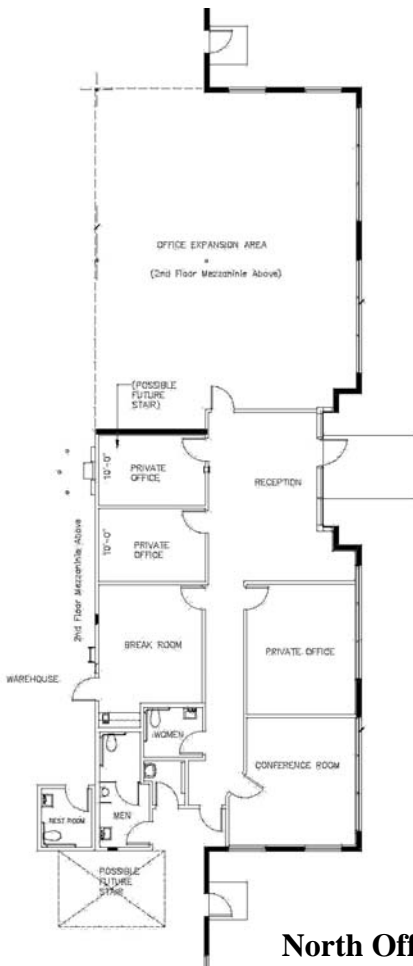
5300 E. Jurupa Street  
 Ontario, California 91761

**FEATURES:**

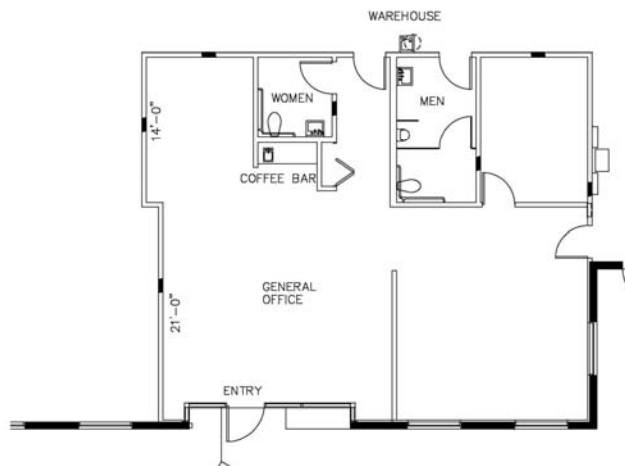
- 3,300 square feet of total office space separated into front and rear units.
- Secured concrete truck yard and rear yard.
- 30' minimum warehouse truss height at first column.
- 23 (9' x 10') dock high doors at 14' o.c. with pit levelers. Knock out panels for additional doors.
- 2 (12' x 14') ground level doors.
- Durable 6" steel-reinforced concrete floor (4,000 PSI).
- Wide 50' x 56' column spacing.
- ESRF fire sprinkler system.
- Metal halide lighting in warehouse area.
- 3% skylights for excellent warehouse day-lighting.
- 400 amp, 277/480 volt, 3-phase power (expandable).
- Bonus mezzanine above office area for future office expansion.
- Ceramic tiled men's and women's restrooms.
- Site area: 6.31 acres.
- 129-car parking provided.
- On-site parking for truck trailers.
- Industrial zoning (M-2 VI).

**PROPERTY TAX / ASSESSMENT INFORMATION:**

2008-2009 annual property taxes of \$72,000.

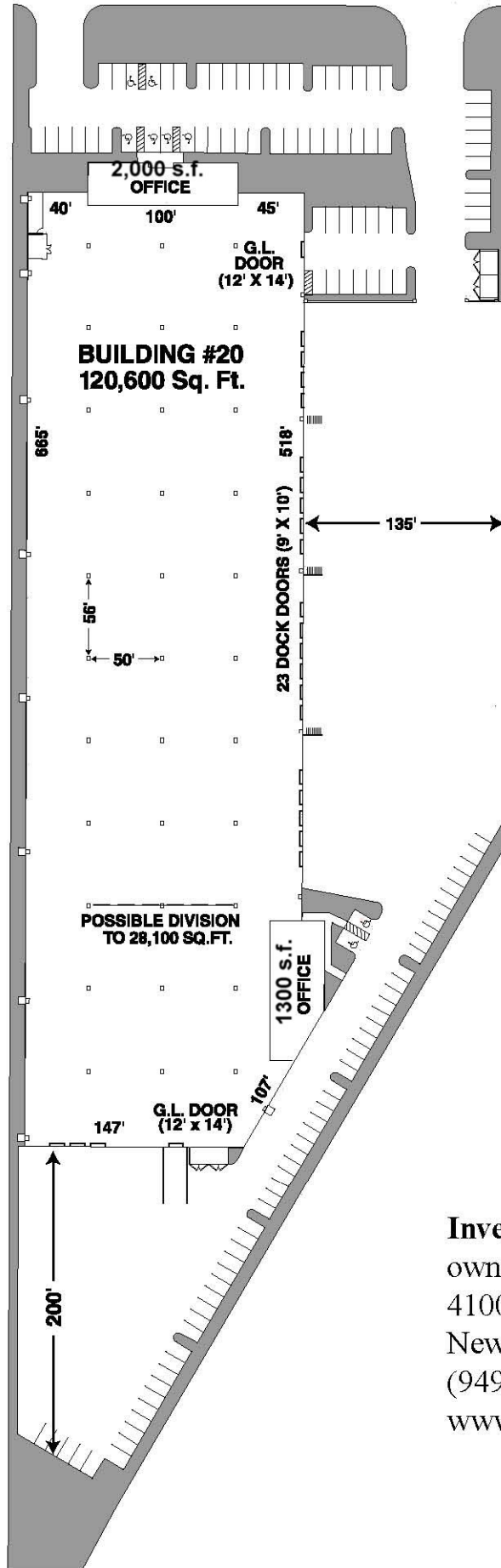


**North Office Suite**



**South Office Suite**

**JURUPA STREET**



**Investment Building Group**  
owner/developer  
4100 Newport Place, Suite 750  
Newport Beach, California 92660  
(949) 263-1111  
[www.ibg-usa.com](http://www.ibg-usa.com)



**5300 E. JURUPA STREET, ONTARIO.** Located approximately  $\frac{1}{2}$  mile from the Jurupa Street / I-15 interchange, providing convenient access to the San Bernardino (I-10) and Pomona (60) Freeways.

*for information:*  
Investment Building Group  
(949) 263-1111 or your broker  
[www.ibg-usa.com](http://www.ibg-usa.com)