

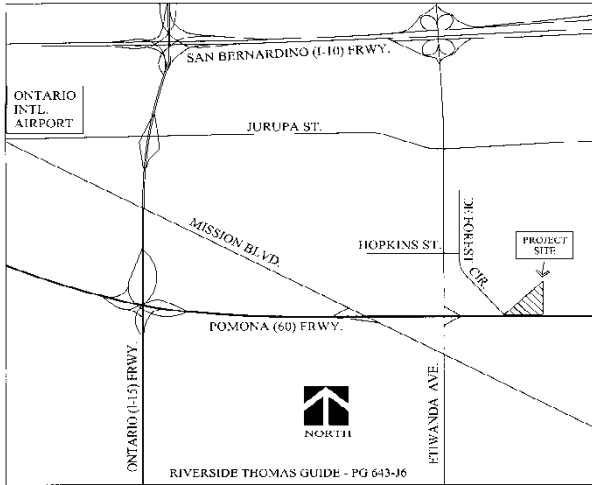
Investment Building Group

owner/developer

200,700 square feet
available in Mira Loma

- Mira Loma Commerce Center location
- Prominent Pomona (60) Freeway frontage
- LEED design and construction
- 32' warehouse clear height
- ESFR fire protection
- Flexible divisibility





FREEWAY CLOSE - Convenient access to the Pomona (60) freeway via Etiwanda Avenue providing immediate access to the Ontario (I-15) and San Bernardino (I-10) freeways.



EAST OFFICES - 2,500 sq.ft. of open floor plan space including tiled men's and women's restrooms and coffee bar. (Bonus mezzanine above.)

ADDRESS:

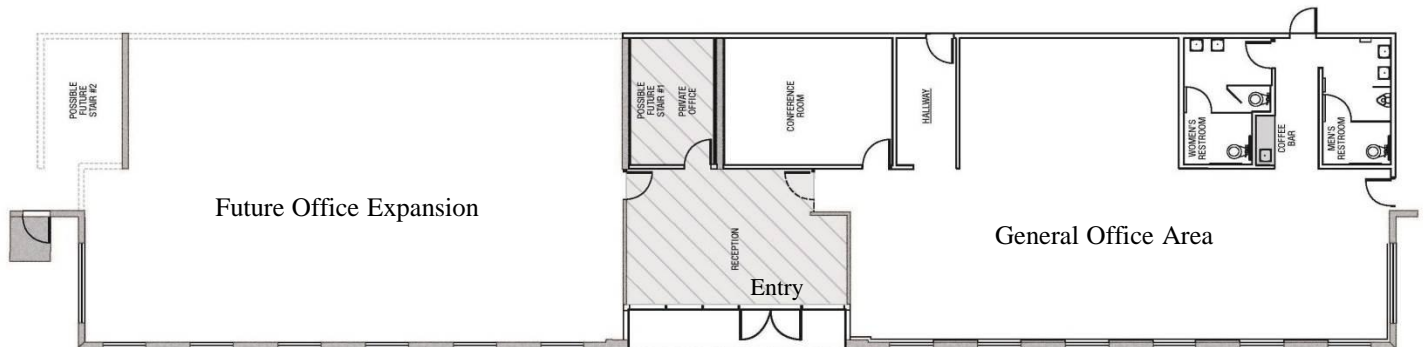
3790 De Forest Circle
Mira Loma, California 91752

FEATURES:

- Over 950 feet of 60 freeway frontage identity
- Energy efficient LEED facility (featuring LED site lighting, rooftop solar electric power, and vehicle charging stations)
- 2 office suites totaling 5,500 sq. ft. in open floor plans, each with men and women restrooms and coffee bars
- 7,000 sq. ft. bonus mezzanine for future office expansion
- 32' clear height at first column for high pile storage
- 60' x 56' column spacing for efficient rack layout
- ESFR-K25 fire sprinkler system
- Highly efficient T-5 fluorescent warehouse lighting
- 3% skylights for superior warehouse daylighting
- 1600 amps, 277/480 volt, 3-phase power (expandable)
- 6" steel-reinforced concrete floor slab (4,000 PSI)
- 29 (9' x 10') dock high doors (expandable)
- 3 (12' x 14') ground level doors (expandable)
- Durable 70' concrete truck apron
- Low maintenance TPO roof system
- Trailer parking and securable yard areas
- Parking provided for approximately 225 cars
- Site area: 10.76 acres
- Industrial Zoning (M-M)

Property Tax and Assessments:

2013-2014 property tax base levy rate of \$1.07 /\$100 assessed value. Special assessments for 2013-2014 total \$5,500.



WEST OFFICE - 3,000 sq. ft. of open floor plan space including tiled men's and women's restrooms and coffee bar. (Bonus mezzanine above.)

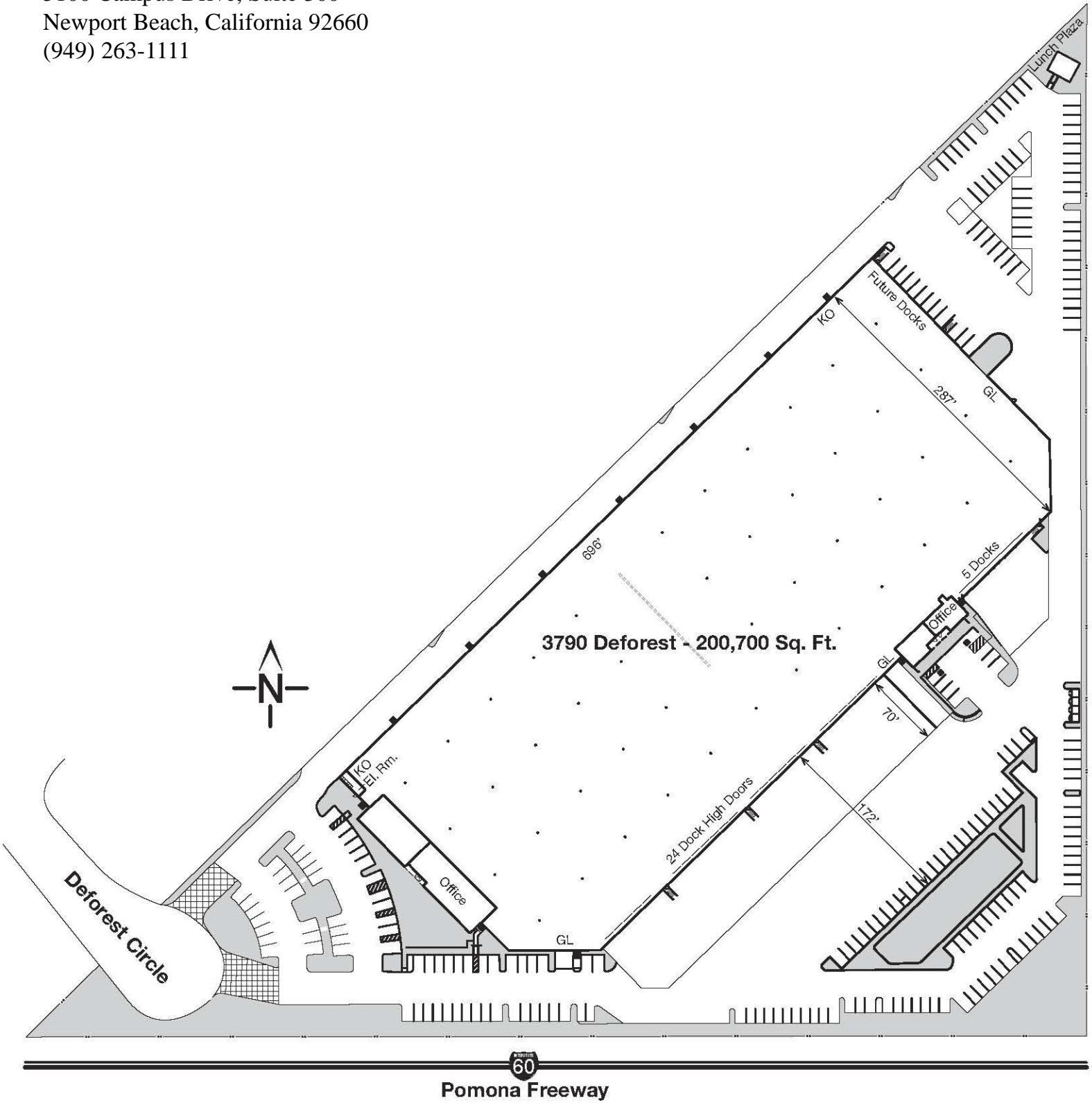
Investment Building Group

owner/developer

5100 Campus Drive, Suite 300

Newport Beach, California 92660

(949) 263-1111



3790 DE FOREST CIRCLE MIRA LOMA, CALIFORNIA 91752



3790 DE FOREST CIRCLE, MIRA LOMA, CALIFORNIA. Close freeway access to the Pomona (60) Freeway via Etiwanda Avenue providing immediate access to the Ontario (I-15) and San Bernardino (I-10) Freeways.

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