

---

# City of Montclair March 2015 Industrial Report

---

2/24/2015

PREPARED BY:



**City of Montclair**

5111 Benito St  
Montclair, CA 91763

**Melinda Flores**

(909) 625-9415 (phone)  
(909) 621-1584 (fax)  
mflores@cityofmontclair.org

**1 FLEX**

**FOR LEASE**

**Bldg A - Montclair Business Center  
4650 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **2,579 SF**  
 Flex Avail: **0 SF**  
 Office Avail: **2,579 SF**  
 CAM: **\$0.05**  
 Smallest Space: **1,273 SF**  
 Max Contig: **1,306 SF**  
 Space Use: **Off/Ret, Office**  
 Rent/SF/yr: **\$10.68**  
 Expenses: **2006 Combined Tax/Ops @ \$18.98/sf; 2011 Est Ops @ \$1.37/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: <b>15'0"</b>	Stories: <b>1</b>
SubType: <b>R&amp;D</b>	Column Spacing: <b>-</b>	Power: <b>100a/200v 1p/4w</b>
RBA: <b>13,385 SF</b>	Drive Ins: <b>8 - 10'0"w x 10'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>13,385 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1980</b>	Rail Spots: <b>None</b>	Land Area: <b>1.04 AC</b>
% Leased: <b>80.7%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.30</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Developer/Owner-NTL</b>	Utilities: <b>Gas - Natural, Heating, Sewer - City, Water - City</b>	
Zoning: <b>MIP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1007-733-20</b>	Parking: <b>50 free Surface Spaces are available Ratio of 2.07/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Signage

**Presented By**

Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548 / Adrian Young (909) 989-8988 X1 / Adrian Young (909) 989-8988 x1

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 4	1,306	1,306	\$10.68/mg	Vacant	1-3 yrs	Direct
Delmar Commercial R.E. Services / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548 / Mark McErlean (909) 945-4595 / Adrian Young (909) 989-8988 x1 Retail frontage: 100% office, reception, 1 private office, bullpen.						
P 1st / Suite 5	1,273	1,273	\$10.68/fs	Vacant	Negotiable	Direct
Delmar Commercial R.E. Services / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548 / Mark McErlean (909) 945-4595 / Adrian Young (909) 989-8988 x1 Open floor with 1 restroom. Plumbed for beauty salon or massage.						

**Building Notes**

This business center contains seven high-end, multi-tenant buildings.  
 Fluorescent lighting. Near the primary business core of the Inland Empire.  
 Individual tenant identification. Professional environment. Easy access to I-10 Freeway. Extensive landscaping.

## City of Montclair

**Bldg A - Montclair Business Center**  
**-- cont'd**  
**4650 Arrow Hwy**  
**Montclair, CA 91763**



**2 FLEX**

**FOR LEASE**

**Bldg D - Montclair Business Center  
4650 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **4,790 SF**  
 Warehouse Avail: **4,790 SF/500 ofc**  
 Office Avail: **0 SF**  
 CAM: **\$0.05**  
 Smallest Space: **4,790 SF**  
 Max Contig: **4,790 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$9.12**  
 Expenses: **2009 Tax @ \$8.85/sf, 2011 Est Tax @ \$6.97/sf; 2011 Est Ops @ \$1.36/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>R&amp;D</b>	Column Spacing: -	Power: -
RBA: <b>11,521 SF</b>	Drive Ins: <b>6 - 8'0" w x 8'0" h</b>	Const Mat: -
Typical Floor: <b>11,521 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>1980</b>	Rail Spots: -	Land Area: <b>0.63 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>0.42</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Developer/Owner-NTL</b>	Utilities: -	
Zoning: <b>MIP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1007-733-20</b>	Parking: <b>22 free Surface Spaces are available Ratio of 2.02/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 7	4,790/500 ofc	4,790	\$9.12/mg	30 Days	Negotiable	Direct

*Delmar Commercial R.E. Services / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548 / Mark McErlean (909) 945-4595*  
 Reception, 1 private office, 2 restroom and warehouse. Warehouse has 2 ground level doors. Previously used as a karate studio and fully approved by the city of Montclair.

**3 FLEX**

**FOR LEASE**

**Bldg E - Montclair Business Center  
4650 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **3,221 SF**  
 Warehouse Avail: **3,221 SF/650 ofc**  
 Office Avail: **0 SF**  
 CAM: **\$0.05**  
 Smallest Space: **3,221 SF**  
 Max Contig: **3,221 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$8.40**  
 Expenses: **2009 Tax @ \$8.75/sf, 2011 Est Tax @ \$6.89/sf; 2011 Est Ops @ \$1.36/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>R&amp;D</b>	Column Spacing: -	Power: -
RBA: <b>11,655 SF</b>	Drive Ins: <b>7 - 10'0"w x 10'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>11,655 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>1980</b>	Rail Spots: -	Land Area: <b>0.68 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>0.39</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Developer/Owner-NTL</b>	Utilities: -	
Zoning: <b>MIP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1007-733-20</b>	Parking: <b>26 free Surface Spaces are available Ratio of 2.36/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
-------	----------	-------------	------------------	-----------	------	----------

P 1st / Suite 6/7	3,221/650 ofc	3,221	\$8.40/mg	30 Days	Negotiable	Direct
-------------------	---------------	-------	-----------	---------	------------	--------

Delmar Commercial R.E. Services / Don Barmakian (909) 945-4599 / Dave McErlean (909) 660-3548 / Mark McErlean (909) 945-4595

Reception with 2 large private offices with windows, 2 restrooms and coffee bar. The warehouse is fully air conditioned and has skylights, 2 10x10 ground level doors, and very large driveway for easy access into warehouse. 200 AMPS Power.

**4 FLEX**

**FOR LEASE**

**Mountain Commercial Plaza  
5405 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **6,095 SF**  
 Flex Avail: **6,095 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **1,650 SF**  
 Max Contig: **2,556 SF**  
 Space Use: **Flex**  
 Rent/SF/yr: **\$9.00**  
 Expenses: **2011 Tax @ \$2.10/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: <b>14'0"</b>	Stories: <b>1</b>
SubType: <b>Light Manufacturing</b>	Column Spacing: -	Power: -
RBA: <b>17,000 SF</b>	Drive Ins: <b>Yes</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>17,000 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>313x340</b>
Year Built: <b>1985</b>	Rail Spots: <b>None</b>	Land Area: <b>2.44 AC</b>
% Leased: <b>64.2%</b>	Cross Docks: -	Building FAR: <b>0.16</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: -	
Zoning: <b>C4</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1008-041-05</b>	Parking: <b>60 free Surface Spaces are available Ratio of 5.21/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Pan American Properties Inc / Richard J. Hoegler (888) 754-9700 X3 / Richard J. Hoegler (888) 754-9700 x3

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 120	1,889	1,889	\$9.00/mg	Vacant	Negotiable	Direct
<i>Pan American Properties Inc / Richard J. Hoegler (888) 754-9700 x3</i>						
A well maintained center that benefits from heavy traffic. Very complimentary and diverse uses in the center. SPACE FRONTS ARROW HIGHWAY AND NO CAM CHARGES.						
P 1st / Suite 122	1,650	1,650	\$9.00/ig	Vacant	Negotiable	Direct
<i>Pan American Properties Inc / Richard J. Hoegler (888) 754-9700 x3</i>						
A well maintained center that benefits from heavy traffic. Very complimentary and diverse uses in the center. SPACE FRONTS ARROW HIGHWAY AND NO CAM CHARGES.						
P 1st / Suite 124	2,556	2,556	\$9.00/mg	Vacant	Negotiable	Direct
<i>Pan American Properties Inc / Richard J. Hoegler (888) 754-9700 x3</i>						
A well maintained center that benefits from heavy traffic. Very complimentary and diverse uses in the center. SPACE FRONTS ARROW HIGHWAY AND NO CAM CHARGES.						

**Building Notes**

March 2002: Robert Schmit, Tr., represented by Pan American Properties, purchased this building along with 8920 Vernon Ave., and CB Richard Ellis represented the seller, ClairWest Properties, Ltd. For more information see COMPS report SBC-37272.



## City of Montclair

### Mountain Commercial Plaza

-- cont'd

5405 Arrow Hwy

Montclair, CA 91763

Building is located directly in front of 8920 Arrow Highway.



**5 INDUSTRIAL**

**FOR LEASE**

**5440 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **905 SF**  
 Warehouse Avail: **0 SF**  
 Office Avail: **905 SF**  
 CAM: -  
 Smallest Space: **125 SF**  
 Max Contig: **905 SF**  
 Space Use: **Office**  
 Rent/SF/yr: **\$15.00-\$28.80**  
 Expenses: **2013 Tax @ \$0.73/sf, 2010 Est Tax @ \$0.96/sf; 2010 Est Ops @ \$1.68/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: -
RBA: <b>22,400 SF</b>	Drive Ins: <b>3 - 6'0" w x 8'0" h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>22,400 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>2008</b>	Rail Spots: -	Land Area: <b>1.10 AC</b>
% Leased: <b>96.0%</b>	Cross Docks: -	Building FAR: <b>0.47</b>
Owner Occupied: <b>Yes</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: -	
Zoning: <b>MIP</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1007-661-35</b>	Parking: <b>36 free Surface Spaces are available Ratio of 4.00/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Fenced Lot

**Presented By**

MGR Real Estate / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	180	905	\$24.00/fs	Vacant	Negotiable	Direct
MGR Real Estate / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340 \$360/month. 1-4 Person Office! All Glass Doors, Stainless Steel Handles, Built-in desk and furniture. Modern Style Offices, Custom Glass Doors, Stainless Steel Handles, Beautiful Reception Lobby, Tenant only pays for phone service. Owner provides: All utilities, workout gym, common reception lobby, janitorial, Internet (WIFI) and a Professional Environment. Located Arrow Highway in the city of Montclair. Easy Access to the 10 and 210 Freeway. Next to the Montclair Mall, Restaurants and other commercial businesses.						
P 1st	125	905	\$28.80/fs	Vacant	Negotiable	Direct
MGR Real Estate / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340 \$300/month. Perfect Single Office! All Glass Doors, Stainless Steel Handles, Built-in desk and furniture. Modern Style Offices, Custom Glass Doors, Stainless Steel Handles, Beautiful Reception Lobby, Tenant only pays for phone service. Owner provides: All utilities, workout gym, common reception lobby, janitorial, Internet (WIFI) and a Professional Environment. Located Arrow Highway in the city of Montclair. Easy Access to the 10 and 210 Freeway. Next to the Montclair Mall, Restaurants and other commercial businesses.						



# City of Montclair

**5440 Arrow Hwy  
-- cont'd  
Montclair, CA 91763**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	600	905	\$15.00/fs	Vacant	Negotiable	Direct

*MGR Real Estate / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340*

All Glass Doors, Stainless Steel Handles, Large Cubicles "Work Stations" with an open floor plan. Modern Style Offices, Custom Glass Doors, Stainless Steel Handles, Beautiful Reception Lobby, Tenant only pays for phone service. Owner provides: All utilities, workout gym, common reception lobby, janitorial, Internet (WIFI) and a Professional Environment. Located Arrow Highway in the city of Montclair. Easy Access to the 10 and 210 Freeway. Next to the Montclair Mall, Restaurants and other commercial businesses.



**6 INDUSTRIAL**

**FOR LEASE**

**5512 Arrow Hwy  
Arrow Hwy & Central Ave  
Montclair, CA 91763**



**Lease**

Total Available: **1,931 SF**  
 Warehouse Avail: **1,931 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **1,931 SF**  
 Max Contig: **1,931 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$10.20**  
 Expenses: **2011 Est Tax @ \$1.51/sf; 2011 Est Ops @ \$0.96/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>16'0"</b>	Stories: <b>1</b>
SubType: <b>Service</b>	Column Spacing: <b>-</b>	Power: <b>200a/120-208v 3p/4w</b>
RBA: <b>15,679 SF</b>	Drive Ins: <b>15 - 14'0" w x 14'0" h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>15,679 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>-</b>	Lot Dimensions: <b>-</b>
Year Built: <b>2008</b>	Rail Spots: <b>-</b>	Land Area: <b>2.20 AC</b>
% Leased: <b>87.7%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.16</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: <b>-</b>	
Zoning: <b>M1P</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1007-661-22</b>	Parking: <b>30 free Surface Spaces are available Ratio of 4.00/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Lee & Associates / Todd Launchbaugh (909) 989-7771 X148 / Mark White (909) 373-2727 / Todd Launchbaugh (909) 989-7771 x148

Floor	SF Avail	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite F	1,931	1,931	No	\$10.20/mg	Vacant	Negotiable	Direct

Lee & Associates / Todd Launchbaugh (909) 989-7771 x148 / Mark White (909) 373-2727  
 Arrow Center, Industrial Condo Unit F Oversized Roll Up Door Near the Montclair Plaza

**Building Notes**

Part of auto center complex near the Montclair Plaza. 4 blocks from the 10 freeway. Features oversized roll-up doors, frontage on Arrow Hwy and 4:1 parking. 450,000 population within 5 miles.

**7 INDUSTRIAL**

**FOR LEASE**

**Bldg A - N Montclair Business Park  
5541 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **4,500 SF**  
 Warehouse Avail: **1,500 SF**  
 Office Avail: **3,000 SF**  
 CAM: -  
 Smallest Space: **1,500 SF**  
 Max Contig: **3,000 SF**  
 Space Use: **Industrial, Office**  
 Rent/SF/yr: **\$9.00-\$15.00**  
 Expenses: **2011 Tax @ \$2.30/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>Showroom</b>	Column Spacing: -	Power: <b>400a/277-480v 3p</b>
RBA: <b>11,000 SF</b>	Drive Ins: <b>4</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>11,000 SF</b>	Crane: -	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>2005</b>	Rail Spots: -	Land Area: <b>0.50 AC</b>
% Leased: <b>59.1%</b>	Cross Docks: -	Building FAR: <b>0.51</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>3 ext</b>	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1008-051-06</b>	Parking: <b>40 Surface Spaces are available Ratio of 3.64/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Bus Line, Signage

**Presented By**

CBRE / Erik Wanland (909) 418-2168

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	3,000	3,000	\$15.00/fs	Vacant	Negotiable	Direct
CBRE / Erik Wanland (909) 418-2168 Features: • Office suite located in North Montclair Business Park • Conference room, file storage room, and kitchen area • Fully sprinklered unit • Good visibility and access from Arrow Hwy • 4:1 parking ratio • Close Proximity to Montclair Plaza • Less than ½ mile from Interstate 10 & less than 2 miles from 210 freeway						
P 1st / Suite B	1,500	1,500	\$9.00/fg	Vacant	Negotiable	Direct
CBRE / Erik Wanland (909) 418-2168 Features: • Flex suite located in North Montclair Business Park • 16' minimum clear height • 1 Ground Level Door • Fully sprinklered unit • Good visibility and access from Arrow Hwy • 4:1 parking ratio • Close proximity to Montclair Plaza • Less than ½ mile from Interstate 10 & less than 2 miles from 210 freeway						

**8 INDUSTRIAL**

**FOR SALE ONLY**

**5623 Arrow Hwy  
Montclair, CA 91763**



**Lease**

Total Available: **2,349 SF**  
 Warehouse Avail: **2,349 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **2,349 SF**  
 Max Contig: **2,349 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2011 Tax @ \$1.70/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>10'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: -
RBA: <b>2,349 SF</b>	Drive Ins: <b>1</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>2,349 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>100x484</b>
Year Built: <b>1958</b>	Rail Spots: <b>None</b>	Land Area: <b>1.11 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>0.05</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: -	
Zoning: <b>M-1-P, Montclair</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1008-061-28</b>	Parking: <b>20 free Surface Spaces are available Ratio of 2.50/1,000 SF</b>	

**For Sale Info**

**For Sale at \$975,000 (\$415.07/SF) - Active**

**Features**

Fenced Lot

**Sales Company**

Lee & Associates: Brian D. Melkesian (909) 373-2943

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	2,349	2,349	Withheld	30 Days	TBD	Direct

Lee & Associates / Brian D. Melkesian (909) 373-2943

**Building Notes**

Property Description: Single Tenant Industrial Building

Property Use Description: Single Tenant Industrial Building

**9 FLEX**

**FOR LEASE**

**Arrow Centre  
8880 Benson Ave  
Montclair, CA 91763**



**Lease**

Total Available: **855 SF**  
 Flex Avail: **855 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **855 SF**  
 Max Contig: **855 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$8.40**  
 Expenses: **2013 Tax @ \$0.55/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: -	Column Spacing: -	Power: -
RBA: <b>23,879 SF</b>	Drive Ins: <b>5 - 10'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>23,879 SF</b>	Crane: -	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>1984</b>	Rail Spots: -	Land Area: <b>2.04 AC</b>
% Leased: <b>96.4%</b>	Cross Docks: -	Building FAR: <b>0.27</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: -	
Zoning: <b>SP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1007-631-08</b>	Parking: <b>110 Surface Spaces are available Ratio of 4.61/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Signage

**Presented By**

Renken & Co / John Renken (909) 482-1060

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 111	855	855	\$8.40/ig	Vacant	Negotiable	Direct

Renken & Co / John Renken (909) 482-1060

One Unit Available. No CAM's Located on the NW corner of Benson and Arrow. Excellent location near the 10 freeway.

**10 INDUSTRIAL**

**FOR LEASE**

**Benson Commerce Center  
8926 Benson Ave  
Montclair, CA 91763**



**Lease**

Total Available: **4,430 SF**  
 Warehouse Avail: **4,430 SF**  
 Office Avail: **0 SF**  
 CAM: **\$0.06**  
 Smallest Space: **1,680 SF**  
 Max Contig: **2,750 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$7.80-\$12.60**  
 Expenses: **2011 Tax @ \$2.65/sf; 2008 Est Ops @ \$1.41/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>16'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>16,953 SF</b>	Drive Ins: <b>10 - 12'0" w x 12'0" h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>16,953 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1975</b>	Rail Spots: <b>None</b>	Land Area: <b>1.01 AC</b>
% Leased: <b>73.9%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.38</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>REIT</b>	Utilities: <b>-</b>	
Zoning: <b>M1</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1008-061-05</b>	Parking: <b>20 free Surface Spaces are available Ratio of 3.40/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

MGR Real Estate / Tony Hermosillo (909) 981-4466 / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	2,750	2,750	\$12.60/mg	Vacant	Negotiable	Direct
<i>MGR Real Estate / Tony Hermosillo (909) 981-4466 / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340</i>						
Benson Commerce Center is a well-maintained, professionally managed business center that includes a mix of retail, office and warehouse spaces to meet the evolving needs of individual tenants. The center is highly visible and well located, which attracts a variety of tenants and customers. Broker co-op. Highly visible center at the southwest corner of Benson Avenue and Arrow Highway/8th Street in Montclair (adjacent to the southwest border of Upland).						
P 1st / Suite F	1,680	1,680	\$7.80/mg	Vacant	Negotiable	Direct
<i>MGR Real Estate / Tony Hermosillo (909) 981-4466 / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340</i>						
Benson Commerce Center is a well-maintained, professionally managed business center that includes a mix of retail, office and warehouse spaces to meet the evolving needs of individual tenants. The center is highly visible and well located, which attracts a variety of tenants and customers. Broker co-op. Highly visible center at the southwest corner of Benson Avenue and Arrow Highway/8th Street in Montclair (adjacent to the southwest border of Upland).						

**Building Notes**

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

## City of Montclair

**Benson Commerce Center**  
**-- cont'd**  
**8926 Benson Ave**  
**Montclair, CA 91763**



**11 INDUSTRIAL**

**FOR LEASE**

**Benson Commerce Center**  
**8966 Benson Ave**  
**Montclair, CA 91763**



**Lease**

Total Available: **3,817 SF**  
 Warehouse Avail: **3,817 SF/720 ofc**  
 Office Avail: **0 SF**  
 CAM: **\$0.06**  
 Smallest Space: **1,441 SF**  
 Max Contig: **2,376 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$7.80-\$12.60**  
 Expenses: **2011 Tax @ \$2.84/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>16'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>15,781 SF</b>	Drive Ins: <b>10 - 12'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>15,781 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1975</b>	Rail Spots: <b>None</b>	Land Area: <b>0.94 AC</b>
% Leased: <b>75.8%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.38</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>REIT</b>	Utilities: <b>-</b>	
Zoning: <b>MIP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1008-061-05</b>	Parking: <b>20 free Surface Spaces are available</b>	
	<b>Ratio of 3.40/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

MGR Real Estate / Tony Hermosillo (909) 981-4466 / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite C	1,441/360 ofc	1,441	\$7.80/ig	Vacant	Negotiable	Direct
<i>MGR Real Estate / Tony Hermosillo (909) 981-4466 / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340</i>						
Benson Commerce Center is a well-maintained, professionally managed business center that includes a mix of retail, office and warehouse spaces to meet the evolving needs of individual tenants. The center is highly visible and well located, which attracts a variety of tenants and customers. Broker co-op. Highly visible center at the southwest corner of Benson Avenue and Arrow Highway/8th Street in Montclair (adjacent to the southwest border of Upland).						
P 1st / Suite K	2,376/360 ofc	2,376	\$12.60/ig	Vacant	Negotiable	Direct
<i>MGR Real Estate / Tony Hermosillo (909) 981-4466 / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340</i>						
The front entrance to this space is located off a courtyard and includes a reception area, one office, a restroom and a warehouse space with a 12'x12' loading door.						

**Building Notes**

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

# 12 INDUSTRIAL

**FOR LEASE**

**Bldg 2 - Montclair Industrial Park**  
**4392 Brooks St**  
**Montclair, CA 91763**



**Lease**

Total Available: **2,178 SF**  
 Warehouse Avail: **2,178 SF/200 ofc**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **2,178 SF**  
 Max Contig: **2,178 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$6.60**  
 Expenses: **2012 Tax @ \$1.09/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>14'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: -
RBA: <b>10,820 SF</b>	Drive Ins: <b>6</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>10,820 SF</b>	Crane: -	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1986</b>	Rail Spots: <b>None</b>	Land Area: <b>1.23 AC</b>
% Leased: <b>79.9%</b>	Cross Docks: -	Building FAR: <b>0.20</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>2 ext</b>	Levelators: -
Owner Type: <b>Individual</b>	Utilities: -	
Zoning: -	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-051-06</b>	Parking: -	

**For Sale Info**

**Not For Sale**

**Presented By**

Delmar Commercial R.E. Services / Robert Jimenez (909) 945-4598

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	2,178/200 ofc	2,178	\$6.60/ig	Vacant	Negotiable	Direct

*Delmar Commercial R.E. Services*  
 Features a 14' clear height.



**13 INDUSTRIAL**

**FOR SALE / FOR LEASE**

**10635 Ramona Ave  
4545 Brooks St  
Montclair, CA**



**Lease**

Total Available: **129,928 SF**  
 Warehouse Avail: **129,928 SF/11,376 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **2,651 SF**  
 Max Contig: **129,928 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **Withheld**

**Structure**

Building Type: <b>Class A Industrial</b>	Ceiling Height: <b>32'0"</b>	Stories: <b>2</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>200-400a/277-480v 3p/4w</b>
RBA: <b>129,928 SF</b>	Drive Ins: <b>1 - 12'0"w x 14'0"h</b>	Const Mat: <b>-</b>
Typical Floor: <b>127,084 SF</b>	Crane: <b>-</b>	Sprinkler: <b>ESFR</b>
Building Status: <b>Under Construction</b>	Rail Line: <b>-</b>	Lot Dimensions: <b>-</b>
Year Built: <b>2015</b>	Rail Spots: <b>-</b>	Land Area: <b>5.88 AC</b>
% Leased: <b>0%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.51</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>18 ext</b>	Levelators: <b>-</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>M2</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1012-072-10</b>	Parking: <b>145 Surface Spaces are available Ratio of 1.12/1,000 SF</b>	

**For Sale Info**

**For Sale at \$14,292,080 (\$110.00/SF) - Active**

**Features**

Fenced Lot, Mezzanine

**Sales Company**

Newmark Grubb Knight Frank: Randy Lockhart (909) 974-4067  
 Newmark Grubb Knight Frank: Steve L. Sprenger (949) 608-2015

**Presented By**

Newmark Grubb Knight Frank / Randy Lockhart (909) 974-4067

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	127,277/5,688 ofc	129,928	Withheld	10/2015	To Be Determined	New
<i>Newmark Grubb Knight Frank / Randy Lockhart (909) 974-4067</i> STATE OF THE ART INDUSTRIAL BUILDING TWO STORY OFFICE SPACE PERIMETER BLOCK FENCING STATE OF THE ART PLANNED INDUSTRIAL BUILDING - SECURED WITH PERIMETER BLOCK FENCING - 5,688 SF TWO STORY OFFICE SPACE - 30' MIN CLEAR HGT - ESFR FIRE SPRINKLER SYSTEM - 15 DOCK HIGH DOORS EXPANDABLE TO 18 CENTRALLY LOCATED BETWEEN THE 10 & 60 FREEWAYS						
E MEZZ	2,651/5,688 ofc	129,928	Withheld	10/2015	To Be Determined	New

*Newmark Grubb Knight Frank / Randy Lockhart (909) 974-4067*  
 STATE OF THE ART INDUSTRIAL BUILDING TWO STORY OFFICE SPACE PERIMETER BLOCK FENCING STATE OF THE ART PLANNED INDUSTRIAL BUILDING - SECURED WITH PERIMETER BLOCK FENCING - 5,688 SF TWO STORY OFFICE SPACE - 30' MIN CLEAR HGT - ESFR FIRE SPRINKLER SYSTEM - 15 DOCK HIGH DOORS EXPANDABLE TO 18 CENTRALLY LOCATED BETWEEN THE 10 & 60 FREEWAYS



## City of Montclair

**10635 Ramona Ave  
-- cont'd  
4545 Brooks St  
Montclair, CA**

### **Building Notes**

Please refer to PropertyID 6903431 for more information.



**14 INDUSTRIAL**

**FOR LEASE**

**Brooks Commerce Center  
4601 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **1,000 SF**  
 Warehouse Avail: **1,000 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **1,000 SF**  
 Max Contig: **1,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$7.80**  
 Expenses: **2011 Tax @ \$3.81/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>12'0"-14'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>100a 3p</b>
RBA: <b>9,996 SF</b>	Drive Ins: <b>6</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>9,996 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>260x427</b>
Year Built: <b>1973</b>	Rail Spots: <b>None</b>	Land Area: <b>2.88 AC</b>
% Leased: <b>90.0%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.08</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>N/Av, Montclair</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-082-02</b>	Parking: <b>30 free Surface Spaces are available Ratio of 2.50/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Lee & Associates / Stephen Shatafian (562) 568-2017

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 7	1,000	1,000	\$7.80/ig	Vacant	Negotiable	Direct

Lee & Associates / Stephen Shatafian (562) 568-2017



**15 INDUSTRIAL**

**FOR LEASE**

**Brooks Commerce Center  
4605 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **3,000 SF**  
 Warehouse Avail: **3,000 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **1,000 SF**  
 Max Contig: **2,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$8.28**  
 Expenses: **2011 Tax @ \$3.81/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>12'0"-14'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: -
RBA: <b>10,000 SF</b>	Drive Ins: <b>8 - 8'0"w x 10'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>10,000 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1973</b>	Rail Spots: <b>None</b>	Land Area: <b>2.93 AC</b>
% Leased: <b>70.0%</b>	Cross Docks: -	Building FAR: <b>0.08</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-082-02</b>	Parking: <b>25 free Surface Spaces are available Ratio of 2.53/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Lee & Associates / Stephen Shatafian (562) 568-2017

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 6 & 7	1,000	1,000	\$8.28/ig	Vacant	Negotiable	Direct
<i>Lee &amp; Associates / Stephen Shatafian (562) 568-2017</i>						
P 1st / Suite 8	2,000	2,000	\$8.28/ig	Vacant	Negotiable	Direct
<i>Lee &amp; Associates / Stephen Shatafian (562) 568-2017</i>						

**16 INDUSTRIAL**

**FOR LEASE**

**Brooks Industrial Park  
4671 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **2,368 SF**  
 Warehouse Avail: **2,368 SF**  
 Office Avail: **0 SF**  
 CAM: **\$0.05**  
 Smallest Space: **2,368 SF**  
 Max Contig: **2,368 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$6.84**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>18'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>200a</b>
RBA: <b>22,195 SF</b>	Drive Ins: <b>7 - 12'0"w x 12'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>22,195 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1987</b>	Rail Spots: <b>None</b>	Land Area: <b>1.25 AC</b>
% Leased: <b>89.3%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.41</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: <b>Heating</b>	
Zoning: <b>M-2</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-092-04</b>	Parking: <b>30 free Surface Spaces are available Ratio of 1.35/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

S & D Associates / Damian Porreca (714) 997-7956 / Don Bui (714) 997-7956 / Dale Conner (714) 997-7956

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite C	2,368	2,368	\$6.84/mg	Vacant	1 yr	Direct

S & D Associates / Don Bui (714) 997-7956 / Dale Conner (714) 997-7956

This unit has 1 office, 1 restroom, and a warehouse with 12'x12' overhead door. CAM charge is \$.05/ S.F. This industrial property is built in 1987, and zoned M-2 with individual restrooms provided within each unit. Each unit is equipped with a fire sprinkler system and roof-mounted HVAC system for the office. EZ Access to 10 and 60 Freeway. For Additional Information, Please Contact Don Q. Bui at , Ext 113.

**17 FLEX**

**FOR LEASE**

**4700-4718 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **3,288 SF**  
 Flex Avail: **2,400 SF**  
 Office Avail: **888 SF**  
 CAM: **\$0.05**  
 Smallest Space: **444 SF**  
 Max Contig: **1,400 SF**  
 Space Use: **Industrial, Office**  
 Rent/SF/yr: **\$6.00-\$10.20**  
 Expenses: **2011 Tax @ \$2.33/sf; 2011 Ops @ \$0.36/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: -	Column Spacing: -	Power: -
RBA: <b>7,900 SF</b>	Drive Ins: <b>2 - 6'0"w x 8'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>7,900 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: -	Rail Spots: <b>None</b>	Land Area: -
% Leased: <b>58.4%</b>	Cross Docks: -	Building FAR: -
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-091-07</b>	Parking: <b>12 free Surface Spaces are available Ratio of 1.59/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Kenski Properties, Inc. / Linda Kenski (562) 430-4545

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 4700	444	444	\$10.20/mg	Vacant	Negotiable	Direct
<i>Kenski Properties, Inc. / Linda Kenski (562) 430-4545</i> Space has street frontage and is 100% office.						
P 1st / Suite 4708	444	444	\$10.20/mg	Vacant	1 yr	Direct
<i>Kenski Properties, Inc. / Linda Kenski (562) 430-4545</i> Street frontage. FREE RENT and FULL COMMISSION to procuring broker.						
P 1st / Suite 4718-B	1,400	1,400	\$6.00/mg	Vacant	Negotiable	Direct
<i>Kenski Properties, Inc. / Linda Kenski (562) 430-4545</i>						
P 1st / Suite 4718-C	1,000	1,000	\$6.60/mg	Vacant	Negotiable	Direct
<i>Kenski Properties, Inc. / Linda Kenski (562) 430-4545</i>						

**18 INDUSTRIAL**

**FOR LEASE**

**5139 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **3,875 SF**  
 Warehouse Avail: **3,875 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **3,875 SF**  
 Max Contig: **3,875 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$8.40**  
 Expenses: **2013 Tax @ \$0.42/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>Manufacturing</b>	Column Spacing: -	Power: -
RBA: <b>15,027 SF</b>	Drive Ins: -	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>15,027 SF</b>	Crane: -	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>1986</b>	Rail Spots: -	Land Area: <b>1.07 AC</b>
% Leased: <b>74.2%</b>	Cross Docks: -	Building FAR: <b>0.32</b>
Owner Occupied: <b>No</b>	Loading Docks: -	Levelators: -
Owner Type: <b>Trust</b>	Utilities: -	
Zoning: <b>M2</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1011-031-17</b>	Parking: <b>25 free Surface Spaces are available Ratio of 1.66/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

MGR Real Estate / Nancy Pun (909) 608-2171 / Carlos Rodriguez (909) 579-1366

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	3,875	3,875	\$8.40/ig	Vacant	Negotiable	Direct

MGR Real Estate / Nancy Pun (909) 608-2171 / Carlos Rodriguez (909) 579-1366

**19 INDUSTRIAL**

**FOR LEASE**

**5178 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **5,600 SF**  
 Warehouse Avail: **5,600 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **5,600 SF**  
 Max Contig: **5,600 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$7.80**  
 Expenses: **2013 Tax @ \$0.71/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>16'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>400-1000a/108-220v 3p</b>
RBA: <b>11,232 SF</b>	Drive Ins: <b>3 - 10'0"w x 10'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>11,232 SF</b>	Crane: <b>-</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>110x220</b>
Year Built: <b>1989</b>	Rail Spots: <b>None</b>	Land Area: <b>0.56 AC</b>
% Leased: <b>50.1%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.46</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>No Heating, Sewer - City, Water - City</b>	
Zoning: <b>M2</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1011-031-26</b>	Parking: <b>20 Surface Spaces are available Ratio of 2.00/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Bus Line, Property Manager on Site, Skylights

**Presented By**

Precision Properties / Eli Anishban (818) 349-9953  
 Voit Real Estate Services / Ryan Miller (909) 545-8010

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	5,600	5,600	\$7.80/ig	Vacant	2-5 yrs	Direct

*Voit Real Estate Services / Ryan Miller (909) 545-8010*

*Precision Properties / Eli Anishban (818) 349-9953*

**Building Notes**

Property is located east of Monte Vista and south of Holt. Amenities include two restrooms and fluorescent lighting.

**20 INDUSTRIAL**

**FOR LEASE**

**Montclair Business Park  
5179 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **1,500 SF**  
 Warehouse Avail: **1,500 SF/150 ofc**  
 Office Avail: **0 SF**  
 CAM: **\$0.03**  
 Smallest Space: **1,500 SF**  
 Max Contig: **1,500 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$7.08**  
 Expenses: **2013 Tax @ \$0.38/sf, 2010 Est Tax @ \$0.36/sf; 2010 Ops @ \$0.36/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>17'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>15,905 SF</b>	Drive Ins: <b>8 - 12'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>15,905 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1987</b>	Rail Spots: <b>None</b>	Land Area: <b>1.03 AC</b>
% Leased: <b>90.6%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.35</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Developer/Owner-RGNL</b>	Utilities: <b>Gas - Natural, Heating - Electric, Sewer - City, Water - City</b>	
Zoning: <b>M2</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1011-031-19</b>	Parking: <b>40 Surface Spaces are available Ratio of 2.00/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Bus Line

**Presented By**

DAUM Commercial Real Estate Services / Craig McKenzie (909) 652-9046  
 Regency Realty LLC / Susan Pugash (714) 289-1900

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite F	1,500/150 ofc	1,500	\$7.08/ig	Vacant	Negotiable	Direct

DAUM Commercial Real Estate Services / Craig McKenzie (909) 652-9046  
 Regency Realty LLC / Susan Pugash (714) 289-1900

**21 INDUSTRIAL**

**FOR LEASE**

**Montclair Business Park  
5199 Brooks St  
Montclair, CA 91763**



**Lease**

Total Available: **2,375 SF**  
 Warehouse Avail: **2,375 SF/375 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **2,375 SF**  
 Max Contig: **2,375 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$6.96**  
 Expenses: **2013 Tax @ \$0.42/sf, 2010 Est Tax @ \$0.39/sf; 2010 Ops @ \$0.36/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>17'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>200a/277-480v</b>
RBA: <b>15,370 SF</b>	Drive Ins: <b>8 - 12'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>15,370 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1987</b>	Rail Spots: <b>None</b>	Land Area: <b>1.01 AC</b>
% Leased: <b>84.6%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.35</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: <b>Gas - Natural, Heating - Electric, Sewer - City, Water - City</b>	
Zoning: <b>-</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1011-031-20</b>	Parking: <b>40 Surface Spaces are available Ratio of 2.00/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Bus Line, Fenced Lot, Yard

**Presented By**

Jamie Chan / Jamie Chan (626) 888-9499

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	2,375/375 ofc	2,375	\$6.96/ig	Vacant	2 yrs	Direct
Jamie Chan / Jamie Chan (626) 888-9499 2,375 sf End Cap Unit- Move in Ready Well Apportioned Offices and Reception Area Central Air Fire Sprinklers, Skylight, Fail Insulation One (1) Ground Level Door per Unit (12x12) 200 Amp. 277/480 Volt Power 16' Warehouse Clearance						

**22 INDUSTRIAL**

**FOR SALE / FOR LEASE**

**10735 Kadota Ave  
Montclair, CA 91763**



**Lease**

Total Available: **35,000 SF**  
 Warehouse Avail: **35,000 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **35,000 SF**  
 Max Contig: **35,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.17/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>22'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>35,000 SF</b>	Drive Ins: <b>2 - 14'0"w x 14'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>35,000 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1970</b>	Rail Spots: <b>None</b>	Land Area: <b>7.13 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>None</b>	Building FAR: <b>0.11</b>
Owner Occupied: <b>Yes</b>	Loading Docks: <b>6 ext</b>	Levelators: <b>6 ext</b>
Owner Type: <b>Trust</b>	Utilities: <b>-</b>	
Zoning: <b>MIP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-191-17</b>	Parking: <b>60 free Surface Spaces are available Ratio of 1.71/1,000 SF</b>	

**For Sale Info**

**For Sale at \$5,400,000 (\$154.29/SF) - Active**

**Features**

Fenced Lot, Property Manager on Site

**Sales Company**

Quackenbos-Bell Commercial RE: Richard C. Bell (909) 624-1313 X12

**Presented By**

Quackenbos-Bell Commercial RE / Richard C. Bell (909) 624-1313 X12 / Richard C. Bell (909) 624-1313 x12

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	35,000	35,000	Withheld	30 Days	Negotiable	Direct

*Quackenbos-Bell Commercial RE / Richard C. Bell (909) 624-1313 x12*

**23 INDUSTRIAL**

**FOR SALE ONLY**

**3964 Mission Blvd  
Montclair, CA**



**Lease**

Total Available: **21,168 SF**  
 Warehouse Avail: **21,168 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **21,168 SF**  
 Max Contig: **21,168 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$0.78/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>18'0"-24'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: <b>600a/120-208v 3p/4w</b>
RBA: <b>21,168 SF</b>	Drive Ins: <b>1</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>21,168 SF</b>	Crane: -	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1973</b>	Rail Spots: <b>None</b>	Land Area: <b>0.93 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>0.52</b>
Owner Occupied: <b>Yes</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>Other - Private</b>	Utilities: -	
Zoning: <b>C3</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1012-201-23</b>	Parking: <b>Free Surface Spaces Ratio of 4.90/1,000 SF</b>	

**For Sale Info**

**For Sale individually at \$1,831,640 - Active; also for sale at \$2,390,000 (\$112.91/SF) as part of a portfolio of 2 properties - Active**

**Features**

Air Conditioning

**Sales Company**

Lee & Associates: Stephen Shatafian (562) 568-2017  
 Delmar Commercial R.E. Services: Robert Jimenez (909) 945-4598

**Presented By**

NAI Capital, Inc. / Nicholas Chang (909) 945-2339

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	21,168	21,168	For Sale Only	30 Days	-	Direct

Lee & Associates / Stephen Shatafian (562) 568-2017  
 Delmar Commercial R.E. Services / Robert Jimenez (909) 945-4598



**24 INDUSTRIAL**

**FOR SALE ONLY**

**Bldg 2 - Crown Business Park  
4042 Mission Blvd  
Montclair, CA 91763**



**Lease**

Total Available: **6,834 SF**  
 Warehouse Avail: **6,834 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **6,834 SF**  
 Max Contig: **6,834 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$0.78/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>18'0"</b>	Stories: <b>1</b>
SubType: <b>-</b>	Column Spacing: <b>-</b>	Power: <b>200a</b>
RBA: <b>6,834 SF</b>	Drive Ins: <b>1 - 11'0"w x 8'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>6,834 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>109x132</b>
Year Built: <b>1990</b>	Rail Spots: <b>None</b>	Land Area: <b>0.33 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.47</b>
Owner Occupied: <b>Yes</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>MIP, Montclair</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1012-191-06</b>	Parking: <b>Free Surface Spaces</b>	

**For Sale Info**

**For Sale at \$888,000 (\$129.94/SF) - Active**

**Sales Company**

RE/MAX Elite Realty: Steven Rhee (714) 788-7777

RE/MAX 2000 Realty: Jonathan Fan (626) 964-8999

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	6,834	6,834	Withheld	30 Days	TBD	Direct

RE/MAX Elite Realty / Steven Rhee (714) 788-7777

RE/MAX 2000 Realty / Jonathan Fan (626) 964-8999

**Building Notes**

April 2002: Jia Shu Zhang, represented by Residential Income Real Estate, purchased the property. DelMar Commercial represented the seller, George E. Atkinson III. For more information see COMPS #SBC-42578-05-0220.

Small freestanding concrete tilt-up building, one ground-level door, 200 amps, one reception, one office, and one restroom.



## City of Montclair

**Bldg 2 - Crown Business Park**  
**-- cont'd**  
**4042 Mission Blvd**  
**Montclair, CA 91763**



**25 INDUSTRIAL**

**FOR SALE ONLY**

**4230 Mission Blvd  
Montclair, CA 91763**



**Lease**

Total Available: **2,400 SF**  
 Warehouse Avail: **2,400 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **2,400 SF**  
 Max Contig: **2,400 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$0.69/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>11'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>400a/120-240v 3p/4w</b>
RBA: <b>2,400 SF</b>	Drive Ins: <b>3 - 11'0"w x 11'0"h</b>	Const Mat: <b>Metal</b>
Typical Floor: <b>2,400 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1953</b>	Rail Spots: <b>None</b>	Land Area: <b>0.37 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.15</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>Lighting - Fluorescent</b>	
Zoning: <b>MIP, Montclair</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1012-172-09</b>	Parking: <b>20 free Surface Spaces are available Ratio of 8.00/1,000 SF</b>	

**For Sale Info**

**For Sale at \$580,000 (\$241.67/SF) - Active**

**Features**

Fenced Lot, Signage

**Sales Company**

Lee & Associates: Todd Launchbaugh (909) 989-7771 X148, Mark White (909) 373-2727

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	2,400	2,400	Withheld	30 Days	TBD	Direct

Lee & Associates / Todd Launchbaugh (909) 989-7771 x148 / Mark White (909) 373-2727

**26 INDUSTRIAL**

**FOR SALE / FOR LEASE**

**4918 W Mission Blvd  
Montclair, CA 91763**



**Lease**

Total Available: **30,000 SF**  
 Warehouse Avail: **30,000 SF/6,000 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **30,000 SF**  
 Max Contig: **30,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **Withheld**  
 Expenses: **2012 Tax @ \$0.40/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>24'0"-30'0"</b>	Stories: <b>-</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>400a/277-480v 3p/4w</b>
RBA: <b>30,000 SF</b>	Drive Ins: <b>1</b>	Const Mat: <b>-</b>
Typical Floor: <b>30,000 SF</b>	Crane: <b>-</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Proposed</b>	Rail Line: <b>-</b>	Lot Dimensions: <b>-</b>
Year Built: <b>-</b>	Rail Spots: <b>-</b>	Land Area: <b>1.47 AC</b>
% Leased: <b>0%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.47</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>3 ext</b>	Levelators: <b>-</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>MIP</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1011-311-13</b>	Parking: <b>72 Surface Spaces are available Ratio of 2.40/1,000 SF</b>	

**For Sale Info**

**Features**

**For Sale - Active**

Mezzanine

**Sales Company**

Lee & Associates: Steve Coulter (562) 568-2032, Henry Hong (562) 568-2022, Patrick Bogan (562) 568-2010

**Presented By**

Lee & Associates / Steve Coulter (562) 568-2032 / Henry Hong (562) 568-2022 / Patrick Bogan (562) 568-2010

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	30,000/6,000 ofc	30,000	Withheld	TBD	To Be Determined	New

Lee & Associates / Steve Coulter (562) 568-2032 / Henry Hong (562) 568-2022 / Patrick Bogan (562) 568-2010



**27 INDUSTRIAL**

**FOR SALE / FOR LEASE**

**4918 W Mission Blvd  
Montclair, CA 91763**



**Lease**

Total Available: **20,000 SF**  
 Warehouse Avail: **20,000 SF/4,000 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **20,000 SF**  
 Max Contig: **20,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **Withheld**  
 Expenses: **2012 Tax @ \$0.60/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>24'0"-30'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>400a/277-480v 3p/4w</b>
RBA: <b>20,000 SF</b>	Drive Ins: <b>1</b>	Const Mat: <b>-</b>
Typical Floor: <b>20,000 SF</b>	Crane: <b>-</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Proposed</b>	Rail Line: <b>-</b>	Lot Dimensions: <b>-</b>
Year Built: <b>-</b>	Rail Spots: <b>-</b>	Land Area: <b>1.16 AC</b>
% Leased: <b>0%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.40</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>2 ext</b>	Levelators: <b>-</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>MIP</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1011-311-13</b>	Parking: <b>47 Surface Spaces are available Ratio of 2.35/1,000 SF</b>	

**For Sale Info**

**Features**

**For Sale - Active**

Mezzanine

**Sales Company**

Lee & Associates: Steve Coulter (562) 568-2032, Henry Hong (562) 568-2022, Patrick Bogan (562) 568-2010

**Presented By**

Lee & Associates / Steve Coulter (562) 568-2032 / Henry Hong (562) 568-2022 / Patrick Bogan (562) 568-2010

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	20,000/4,000 ofc	20,000	Withheld	TBD	Negotiable	New
<i>Lee &amp; Associates / Steve Coulter (562) 568-2032 / Henry Hong (562) 568-2022 / Patrick Bogan (562) 568-2010</i>						

**28 INDUSTRIAL**

**FOR SALE / FOR LEASE**

**4918 W Mission Blvd  
Montclair, CA 91763**



**Lease**

Total Available: **50,000 SF**  
 Warehouse Avail: **50,000 SF/6,000 ofc**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **50,000 SF**  
 Max Contig: **50,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **Withheld**  
 Expenses: **2012 Tax @ \$0.24/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>30'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: <b>400a/277-480v 3p/4w</b>
RBA: <b>50,000 SF</b>	Drive Ins: <b>2</b>	Const Mat: -
Typical Floor: <b>50,000 SF</b>	Crane: -	Sprinkler: <b>Yes</b>
Building Status: <b>Proposed</b>	Rail Line: -	Lot Dimensions: -
Year Built: -	Rail Spots: -	Land Area: <b>2.63 AC</b>
% Leased: <b>0%</b>	Cross Docks: -	Building FAR: <b>0.44</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>8 ext</b>	Levelators: -
Owner Type: -	Utilities: -	
Zoning: <b>MIP</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>1011-311-13</b>	Parking: <b>100 Surface Spaces are available Ratio of 2.00/1,000 SF</b>	

**For Sale Info**

**Features**

**For Sale - Active**

Mezzanine

**Sales Company**

Lee & Associates: Steve Coulter (562) 568-2032, Henry Hong (562) 568-2022, Patrick Bogan (562) 568-2010

**Presented By**

Lee & Associates / Steve Coulter (562) 568-2032 / Henry Hong (562) 568-2022 / Patrick Bogan (562) 568-2010

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	50,000/6,000 ofc	50,000	Withheld	TBD	Negotiable	New
<i>Lee &amp; Associates / Steve Coulter (562) 568-2032 / Henry Hong (562) 568-2022 / Patrick Bogan (562) 568-2010</i>						

**29 INDUSTRIAL**

**FOR LEASE**

**Metrolink Business Park  
5160 Richton St  
Montclair, CA 91763**



**Lease**

Total Available: **8,811 SF**  
 Warehouse Avail: **8,811 SF/2,000 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **8,811 SF**  
 Max Contig: **8,811 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$8.04**  
 Expenses: **2013 Tax @ \$0.67/sf; 2007 Ops @ \$2.50/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>24'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>200a/120-480v 3p/4w</b>
RBA: <b>94,803 SF</b>	Drive Ins: <b>16 - 14'0" w x 14'0" h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>94,803 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>-</b>	Lot Dimensions: <b>-</b>
Year Built: <b>2004</b>	Rail Spots: <b>-</b>	Land Area: <b>4.25 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>None</b>	Building FAR: <b>0.51</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>1 ext</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>BP</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1007-681-17</b>	Parking: <b>154 free Surface Spaces are available Ratio of 1.62/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

DAUM Commercial Real Estate Services / Kerry L. Cole (909) 980-1234

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
-------	----------	-------------	------------------	-----------	------	----------

P 1st / Suite H	8,811/2,000 ofc	8,811	\$8.04/ig	30 Days	Negotiable	Direct
-----------------	-----------------	-------	-----------	---------	------------	--------

DAUM Commercial Real Estate Services / Kerry L. Cole (909) 980-1234

Metrolink Business Park Excellent Distribution Building ±2,000 SF of Two-Story Office Area One (1) Interior Truckwell 53' One (1) Ground Level Loading Door 24' Clear Height Across From Metrolink Station Excellent Access to the 10, 210, 57 & 71 Freeways Lease Rate: \$0.67 Per Square Foot Gross

**Building Notes**

Located across from the Metrolink Station, property offers excellent access to I-10 and 210 freeways.

**30 INDUSTRIAL**

**FOR LEASE**

**10660 Silicon Ave  
Montclair, CA 91763**



**Lease**

Total Available: **2,400 SF**  
 Warehouse Avail: **2,400 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **2,400 SF**  
 Max Contig: **2,400 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$6.96**  
 Expenses: **2013 Tax @ \$0.66/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>Manufacturing</b>	Column Spacing: -	Power: -
RBA: <b>19,000 SF</b>	Drive Ins: <b>8 - 10'0" w x 12'0" h</b>	Const Mat: -
Typical Floor: <b>19,000 SF</b>	Crane: -	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1983</b>	Rail Spots: <b>None</b>	Land Area: <b>1.18 AC</b>
% Leased: <b>87.4%</b>	Cross Docks: -	Building FAR: <b>0.37</b>
Owner Occupied: <b>No</b>	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-031-08</b>	Parking: <b>38 free Surface Spaces are available Ratio of 2.00/1,000 SF</b>	

**For Sale Info**

**Not For Sale**

**Presented By**

Richard S Held Trust / Richard S. Held (818) 406-9226

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite H	2,400	2,400	\$6.96/ig	Vacant	1-3 yrs	Direct

Richard S Held Trust / Richard S. Held (818) 406-9226

**31 INDUSTRIAL**

**FOR SALE ONLY**

**Topline Business Park  
4651 State St  
Montclair, CA 91763**



**Lease**

Total Available: **99,415 SF**  
 Warehouse Avail: **99,415 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **99,415 SF**  
 Max Contig: **99,415 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2014 Tax @ \$1.09/sf; 2014 Ops @ \$0.47/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>31'10"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>800a/277-480v 3p/4w</b>
RBA: <b>99,415 SF</b>	Drive Ins: <b>2 - 10'0"w x 12'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>99,375 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Wet</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1998</b>	Rail Spots: <b>None</b>	Land Area: <b>5.33 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.43</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>10 ext</b>	Levelators: <b>10 ext</b>
Owner Type: <b>-</b>	Utilities: <b>Lighting - Fluorescent</b>	
Zoning: <b>M</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-131-06</b>	Parking: <b>127 free Surface Spaces are available Ratio of 1.28/1,000 SF</b>	

**For Sale Info**

**For Sale at \$9,842,085 (\$99.00/SF) - Active**

**Features**

Fenced Lot, Signage, Yard

**Sales Company**

Cushman & Wakefield, Inc.: Armen Gourdikian (909) 980-7788, Sid Osborn (909) 942-4644

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	99,415	99,415	Withheld	60 Days	TBD	Direct

*Cushman & Wakefield, Inc. / Armen Gourdikian (909) 980-7788 / Sid Osborn (909) 942-4644*

**Building Notes**

Property Description: Single Tenant Industrial Building

Property Use Description: Single Tenant Industrial Building



## City of Montclair

**Topline Business Park**  
**-- cont'd**  
**4651 State St**  
**Montclair, CA 91763**



**32 FLEX**

**FOR LEASE**

**Mission Industrial Park  
4749 State St  
Montclair, CA 91762**



**Lease**

Total Available: **960 SF**  
 Flex Avail: **960 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **960 SF**  
 Max Contig: **960 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$9.00**  
 Expenses: **2011 Tax @ \$3.69/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: <b>12'0"</b>	Stories: <b>1</b>
SubType: -	Column Spacing: -	Power: <b>200a 3p</b>
RBA: <b>8,222 SF</b>	Drive Ins: <b>8 - 8'0"w x 10'0"h</b>	Const Mat: -
Typical Floor: <b>8,222 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1963</b>	Rail Spots: <b>None</b>	Land Area: <b>5.55 AC</b>
% Leased: <b>88.3%</b>	Cross Docks: -	Building FAR: <b>0.03</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1012-121-21</b>	Parking: <b>25 free Surface Spaces are available Ratio of 0.43/1,000 SF</b>	

**For Sale Info**

**Features**

**Not For Sale**

Signage

**Presented By**

Enterprise Property Company, LLC / Karen Cifrodella (951) 679-6780

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite F	960	960	\$9.00/ig	Vacant	Negotiable	Direct

*Enterprise Property Company, LLC / Karen Cifrodella (951) 679-6780*

**33 INDUSTRIAL**

**FOR SALE**

**5265-5275 State St  
Montclair, CA**



**Lease**

Total Available: **0 SF**  
 Warehouse Avail: **0 SF**  
 Office Avail: **0 SF**  
 CAM: -  
 Smallest Space: **0 SF**  
 Max Contig: **0 SF**  
 Space Use: -  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2015 Tax @ \$0.43/sf; 2015 Ops @ \$0.19/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>14'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: <b>200a/120-240v</b>
RBA: <b>10,460 SF</b>	Drive Ins: <b>2 - 10'0"w x 12'0"h</b>	Const Mat: -
Typical Floor: <b>10,460 SF</b>	Crane: -	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>1978</b>	Rail Spots: -	Land Area: <b>0.20 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>1.22</b>
Owner Occupied: -	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: -	
Zoning: <b>CS</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1011-282-09, 1011-282-10</b>	Parking: <b>5 free Surface Spaces are available</b>	

**For Sale Info**

**For Sale at \$1,200,000 (\$114.72/SF) - Active**

**Features**

Fenced Lot, Mezzanine, Security System, Skylights

**Sales Company**

DAUM Commercial Real Estate Services: Craig McKenzie (909) 652-9046

**Presented By**

DAUM Commercial Real Estate Services / Craig McKenzie (909) 652-9046

**34 INDUSTRIAL**

**FOR SALE ONLY**

**5425 E State St  
Montclair, CA 91763**



**Lease**

Total Available: **9,700 SF**  
 Warehouse Avail: **9,700 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **9,700 SF**  
 Max Contig: **9,700 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **For Sale Only**  
 Expenses: **2014 Combined Tax/Ops @ \$0.58/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>16'0"-18'0"</b>	Stories: <b>1</b>
SubType: <b>Manufacturing</b>	Column Spacing: <b>-</b>	Power: <b>1600a/277-480v 3p/4w</b>
RBA: <b>21,463 SF</b>	Drive Ins: <b>2 - 10'0"w x 14'0"h</b>	Const Mat: <b>Metal</b>
Typical Floor: <b>21,463 SF</b>	Crane: <b>1</b>	Sprinkler: <b>Yes</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1950</b>	Rail Spots: <b>None</b>	Land Area: <b>1 AC</b>
% Leased: <b>54.8%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.49</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>1 ext</b>	Levelators: <b>None</b>
Owner Type: <b>Individual</b>	Utilities: <b>-</b>	
Zoning: <b>IC</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>1011-261-18, 1011-261-19, 1011-261-20</b>	Parking: <b>28 free Surface Spaces are available Ratio of 1.30/1,000 SF</b>	

**For Sale Info**

**For Sale at \$1,474,000 (\$68.68/SF) - Active**

**Features**

Fenced Lot

**Sales Company**

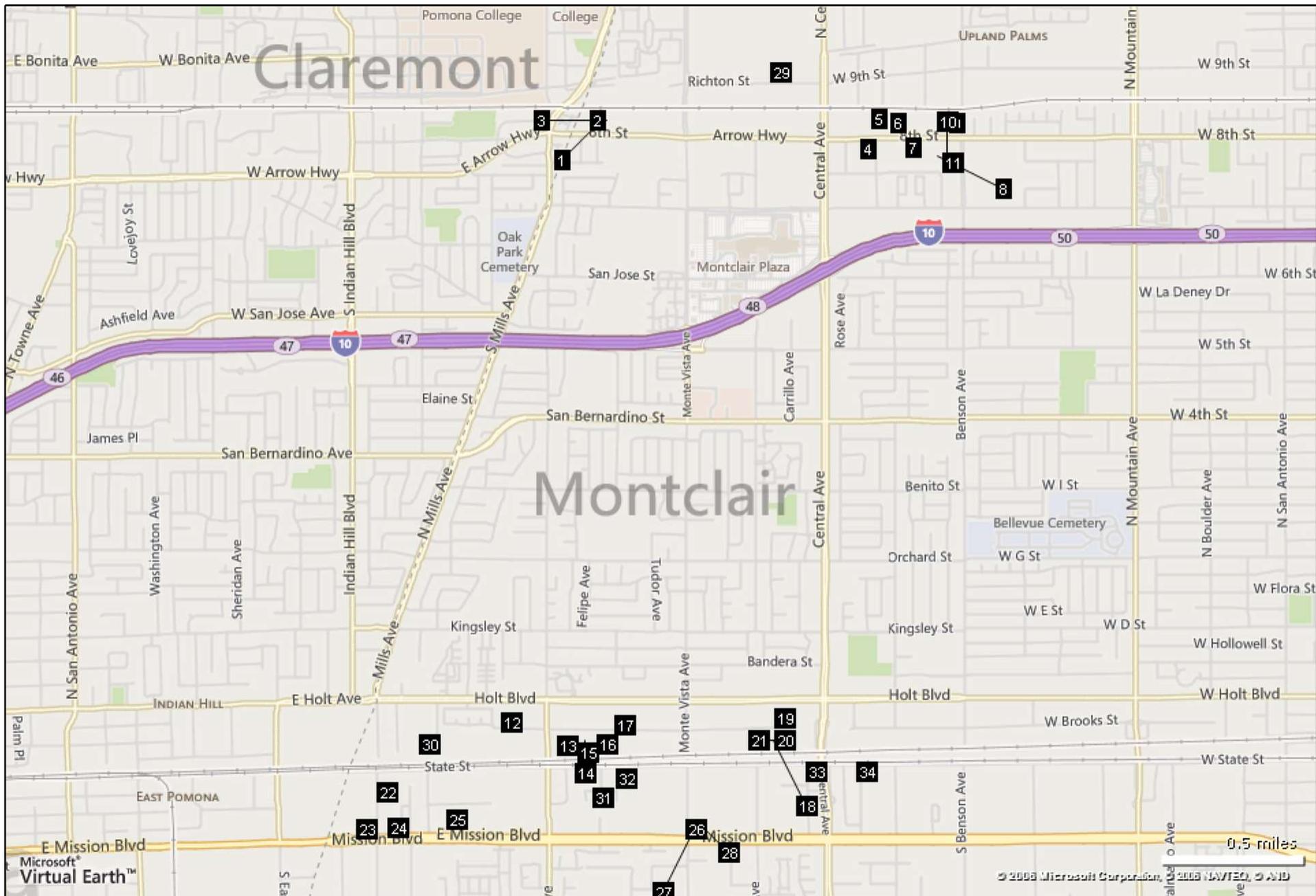
Marcus & Millichap: Anthony Clayton (909) 456-3400

**Presented By**

RE/MAX Commercial / Jorge L. Yamzon (626) 786-5869

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	9,700	9,700	Withheld	Vacant	TBD	Direct

Marcus & Millichap / Anthony Clayton (909) 456-3400



The City of Montclair makes no warranty or guarantee as to the content, accuracy, timeliness or completeness of any of the information provided and assumes no liability for the use of the information. This copyrighted report contains research licensed to City of Montclair - 637531.

