

# ONTARIO PACIFIC BUSINESS CENTER

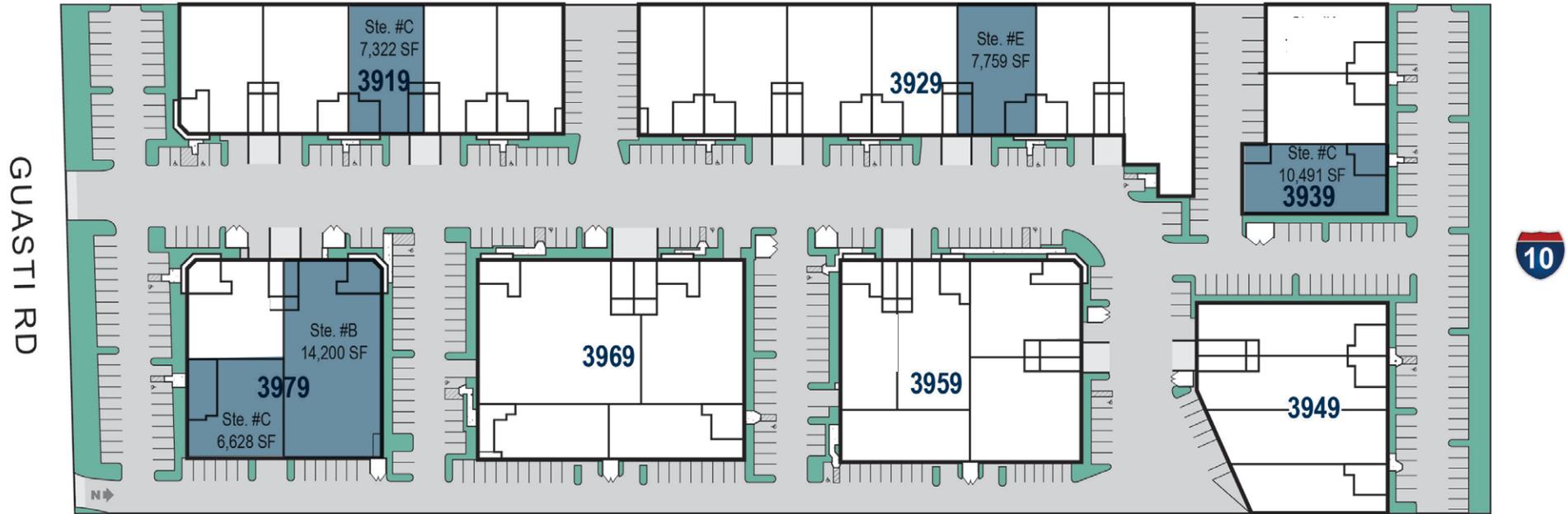
3919-3979 E GUASTI ROAD • ONTARIO, CA



# ONTARIO PACIFIC BUSINESS CENTER

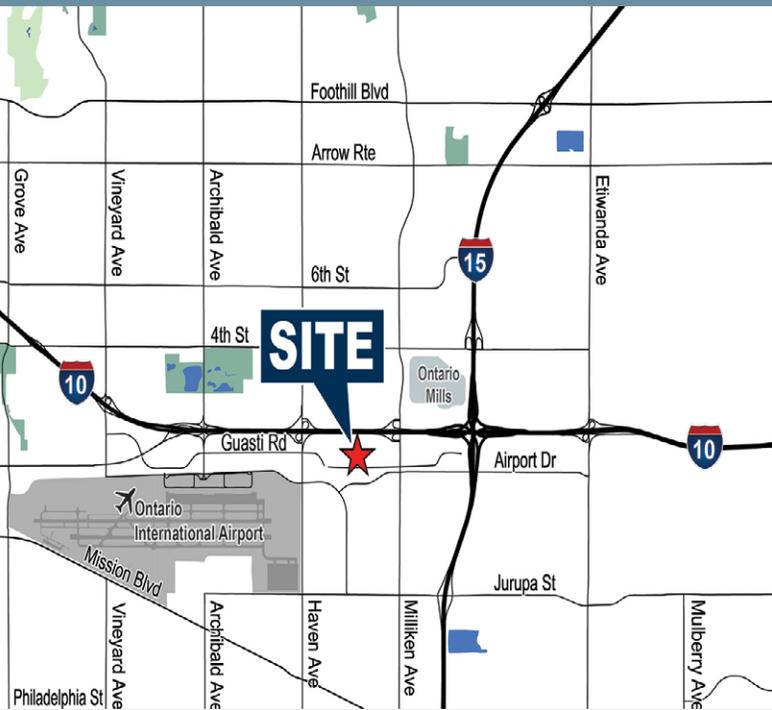
3919-3979 E GUAISTI ROAD • ONTARIO, CA

## CURRENT AVAILABILITIES



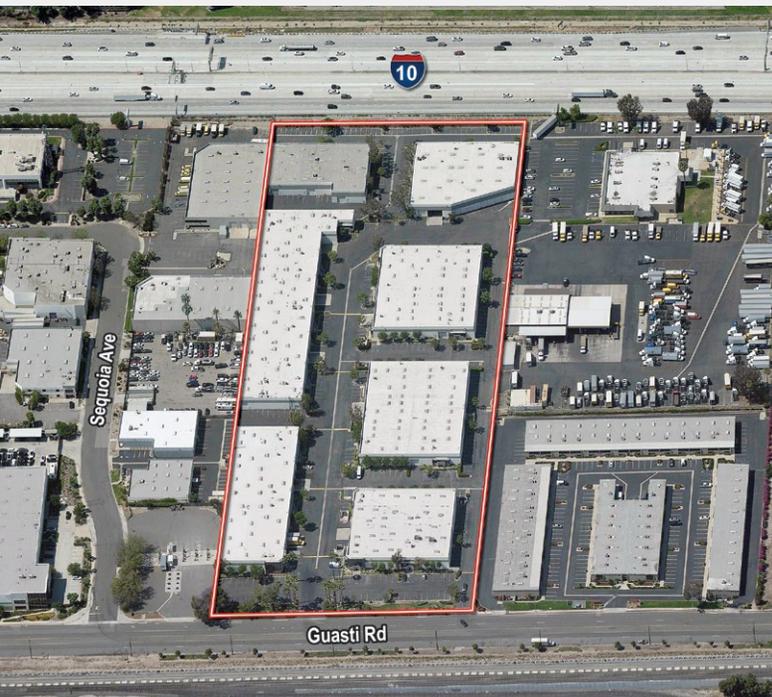
Address	Unit	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
3919 E Guasti Rd	C	±7,322	±837	\$1.40 / \$0.26	1 DH / 1 GL
3929 E Guasti Rd	E	±7,759	±833	\$1.40 / \$0.26	1 DH / 1 GL
3939 E Guasti Rd	C	±10,491	±3,639	\$0.60 / \$0.26	1 GL *Teaser Rate: Yr 1-\$0.60 PSF Yr 2-\$1.20 PSF Yr 3-\$1.25 PSF
3979 E Guasti Rd	B	±14,200	±2,579	\$1.40 / \$0.26	1 DH / 1 GL
3979 E Guasti Rd	C	±6,628	±1,200	\$1.40 / \$0.26	1 GL (Double-Wide 24x14) with automatic door opener / HVAC Warehouse

# ONTARIO PACIFIC BUSINESS CENTER



Situated along the I-10 freeway, the Ontario Pacific Business Center offers excellent visibility and accessibility in a 254,861 square-foot business park. This professionally managed, high-image property provides leasing options ranging from 5,400 to 17,000 square feet, with each unit including office space and mezzanine space for light storage all included within the square footage of each unit.

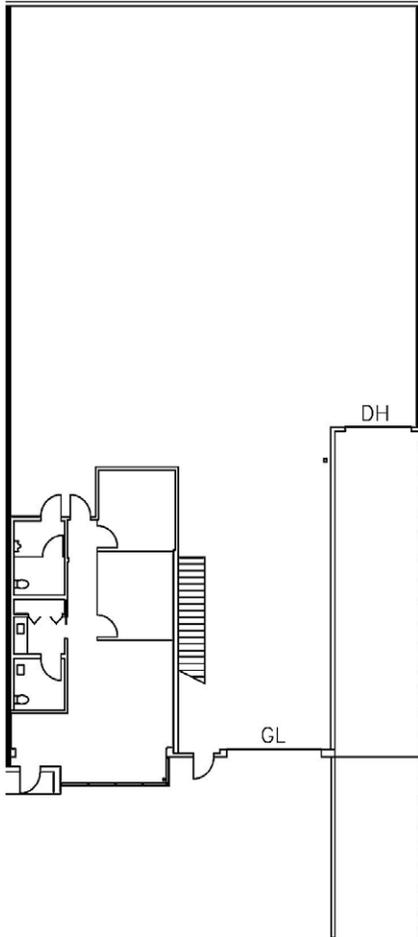
The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Unit's feature a clear height of 22 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.



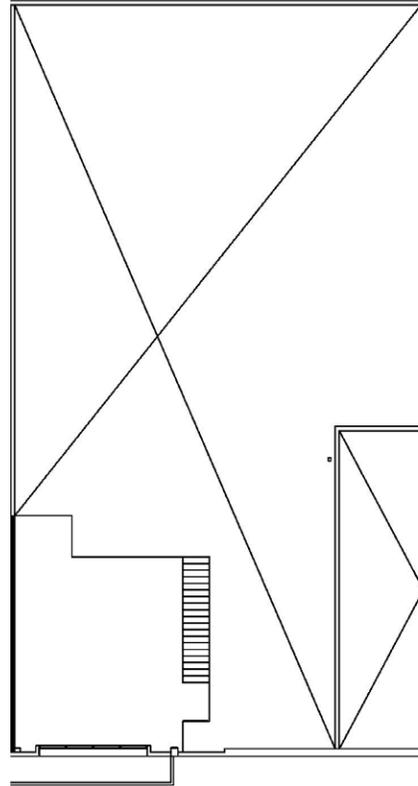
# ONTARIO PACIFIC BUSINESS CENTER

3919 E GUASTI ROAD, UNIT C • ONTARIO, CA

First Floor



Second Floor



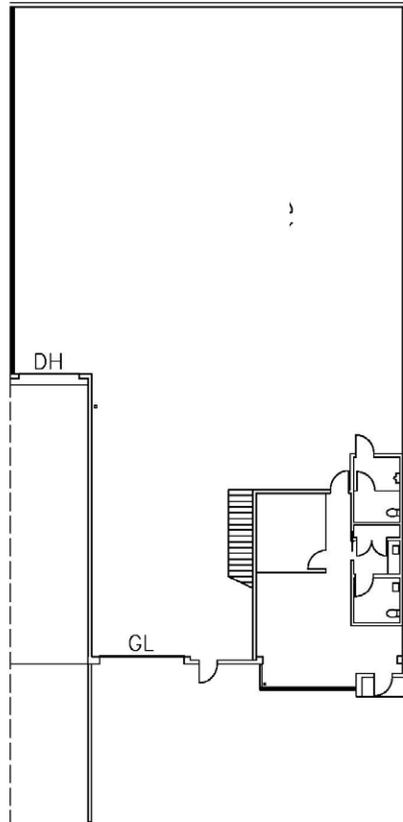
## PROPERTY HIGHLIGHTS

- ±7,322 SF Industrial warehouse
- ±837 SF of Office
- 22' Minimum clear height
- 1 Dock High door equipped with leveler
- 1 Ground level door
- Fire sprinklered

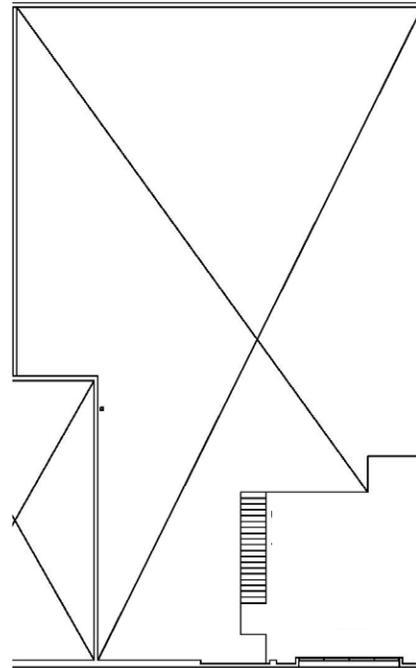
# ONTARIO PACIFIC BUSINESS CENTER

3929 E GUASTI ROAD, UNIT E • ONTARIO, CA

First Floor



Second Floor

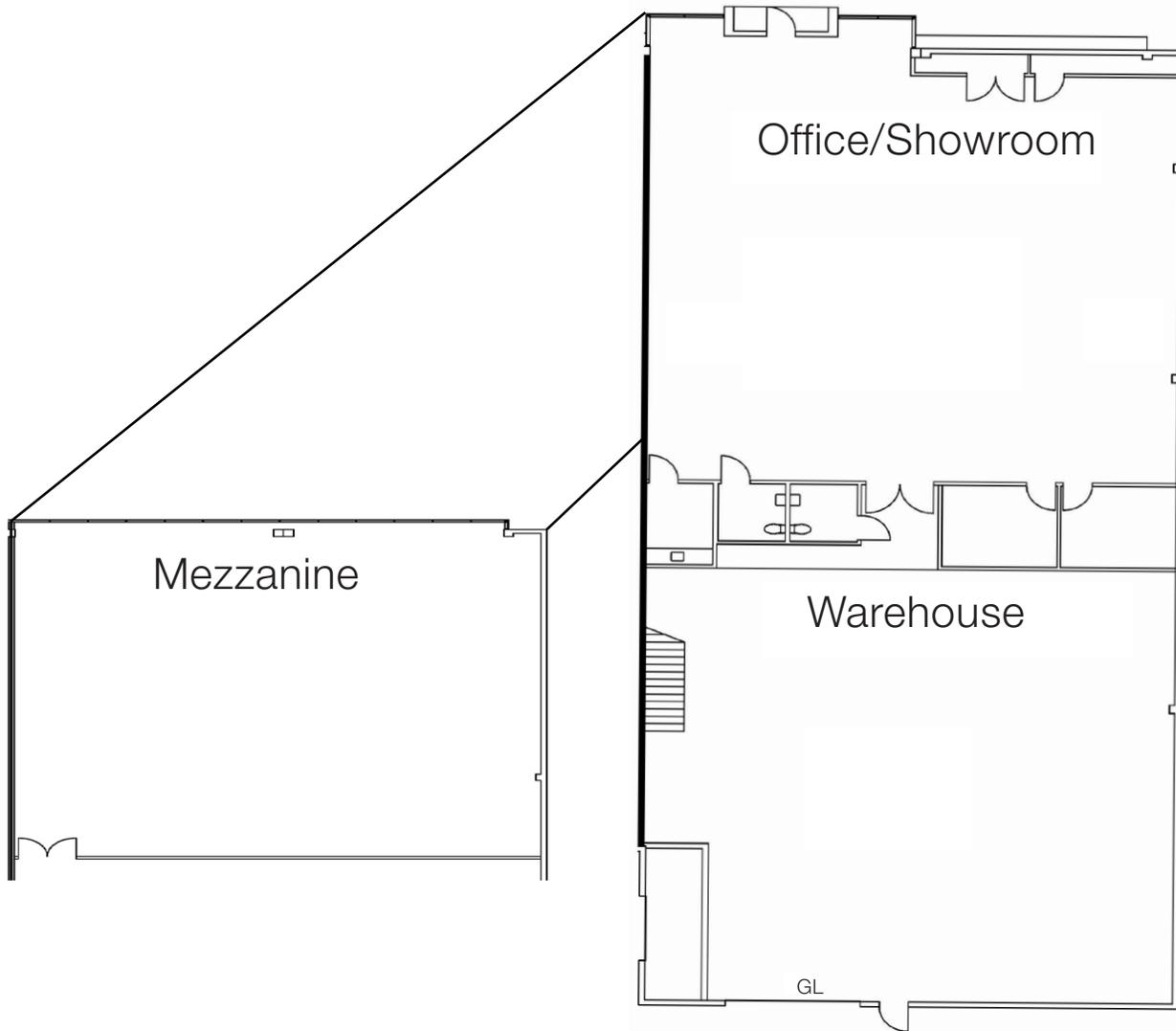


## PROPERTY HIGHLIGHTS

- ±7,759 SF Industrial warehouse
- ±833 SF of Office
- 22' Minimum clear height
- 1 Dock High Door
- 1 Ground level door
- Fire sprinklered

# ONTARIO PACIFIC BUSINESS CENTER

3939 E GUASTI ROAD, UNIT C • ONTARIO, CA



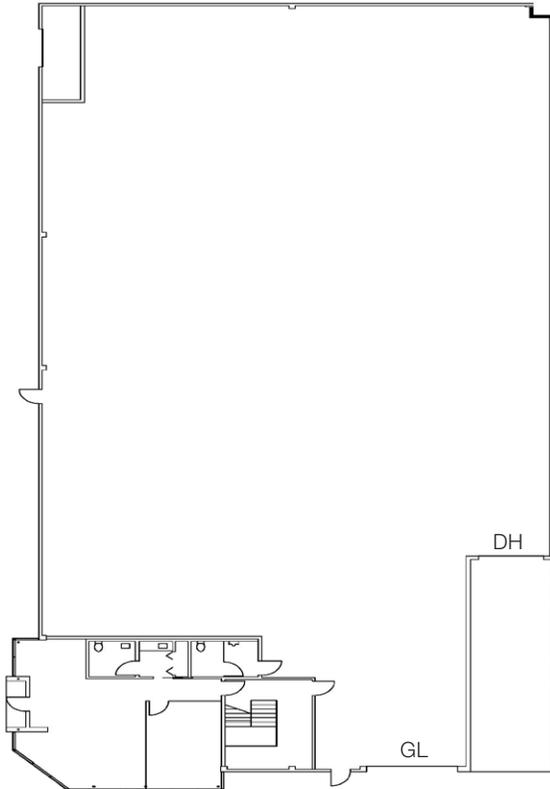
## PROPERTY HIGHLIGHTS

- ±10,491 SF Industrial/Showroom unit
- ±3,639 SF of 1st floor office/showroom
- ±3,810 SF of Mezzanine
- 22' Minimum clear height
- 1 Ground level door
- Fire sprinklered
- Freeway Frontage

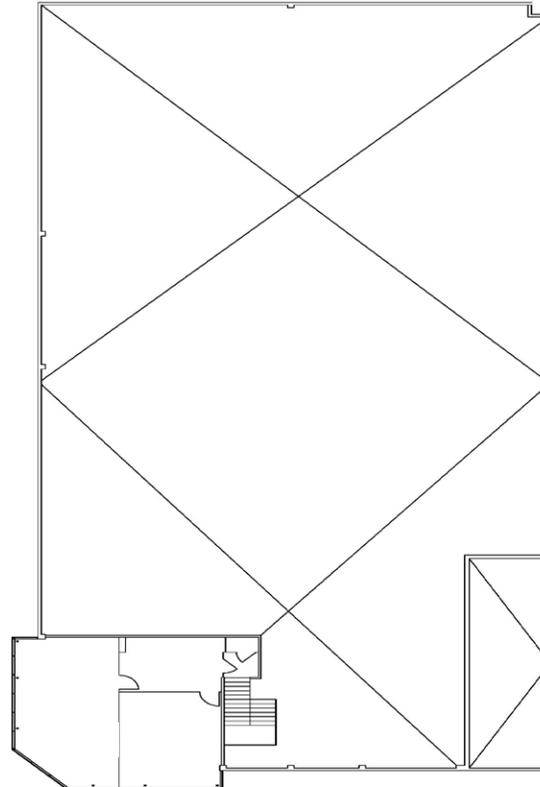
# ONTARIO PACIFIC BUSINESS CENTER

3979 E GUASTI ROAD, UNIT B • ONTARIO, CA

First Floor



Second Floor

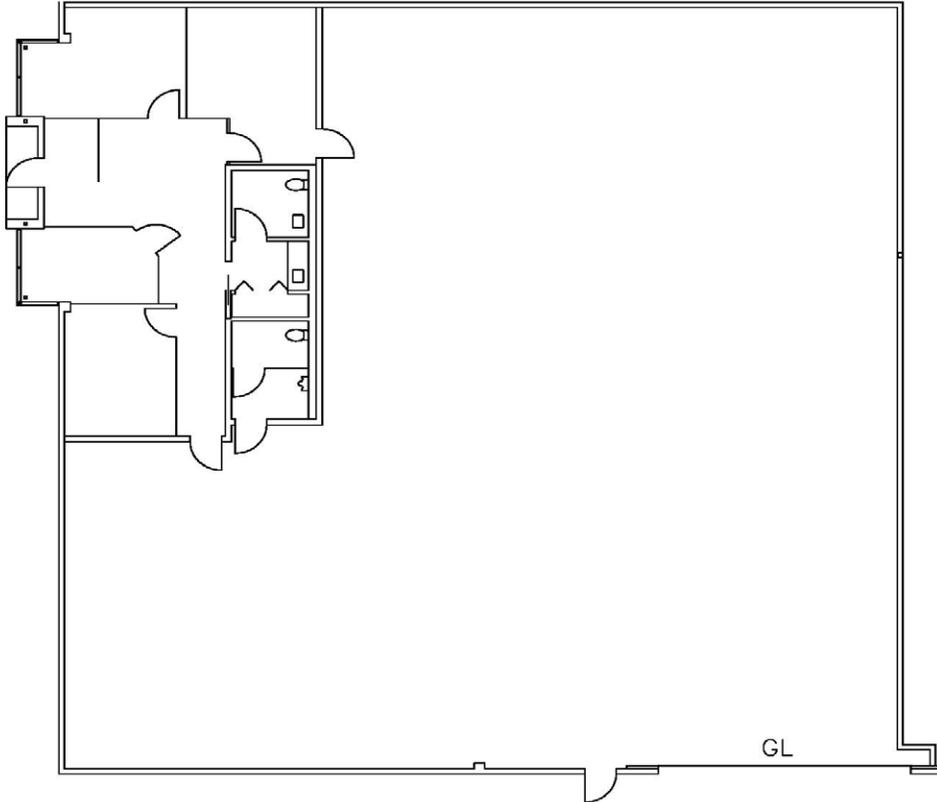


## PROPERTY HIGHLIGHTS

- ±14,200 SF Industrial warehouse
- ±1,394 SF of Office
- ±1,185 SF of 2nd Story Office
- 22' Minimum clear height
- 1 Dock high door
- 1 Ground level door
- Fire sprinklered

# ONTARIO PACIFIC BUSINESS CENTER

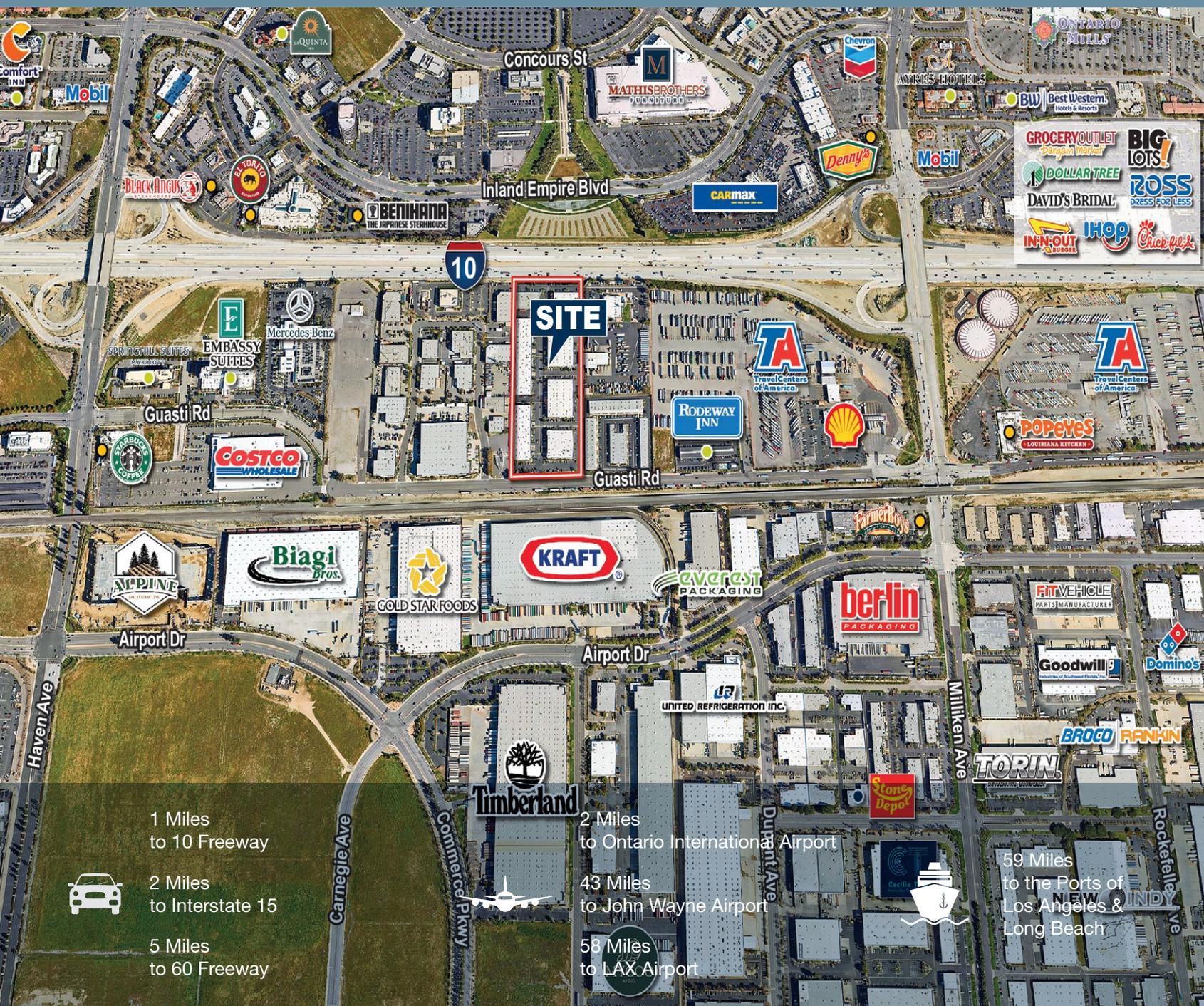
3979 E GUASTI ROAD, UNIT C • ONTARIO, CA



## PROPERTY HIGHLIGHTS

- ±6,628 SF Industrial warehouse
- ±1,200 SF of Office
- 22' Minimum clear height
- 1 Ground level door  
(Double-Wide 24x14) with automatic door opener
- HVAC Warehouse
- Fire sprinklered

# ONTARIO PACIFIC BUSINESS CENTER



**RYAN MOORE, SIOR**  
 Senior Vice President, Partner  
 rmoore@voitco.com  
 909.545.8011  
 Lic. #01821438

**RYAN SHATTUCK**  
 Associate  
 rshattuck@voitco.com  
 909.545.8013  
 Lic. #02228315

**DYLAN SHERSHENOVICH**  
 Associate  
 dshershenvich@voitco.com  
 714.935.2312  
 Lic. #02151453

**Voit**  
 REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750  
 Anaheim, CA 92806  
 714.978.7880 | 714.978.9431 Fax  
 Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2019 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

1 Miles  
to 10 Freeway

2 Miles  
to Interstate 15

5 Miles  
to 60 Freeway



2 Miles  
to Ontario International Airport

43 Miles  
to John Wayne Airport

58 Miles  
to LAX Airport



59 Miles  
to the Ports of  
Los Angeles &  
Long Beach

