

# ONTARIO PACIFIC BUSINESS CENTER

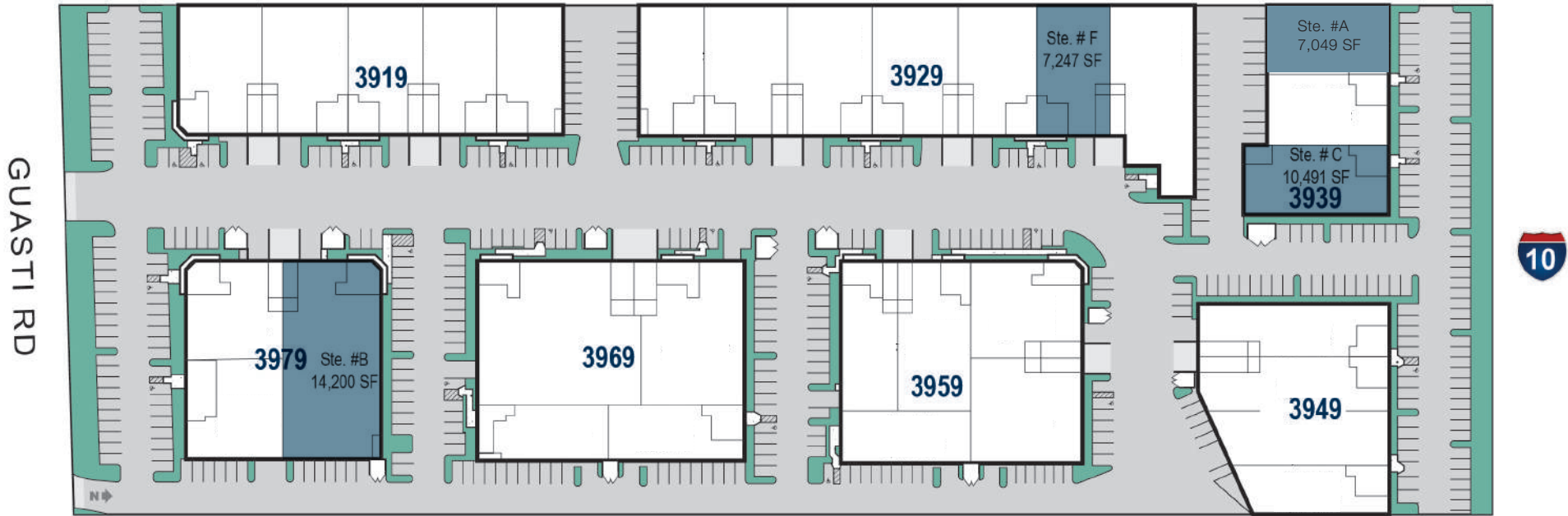
3919-3979 E GUASTI ROAD • ONTARIO, CA



# ONTARIO PACIFIC BUSINESS CENTER

3919-3979 E GUASTI ROAD • ONTARIO, CA

## CURRENT AVAILABILITIES

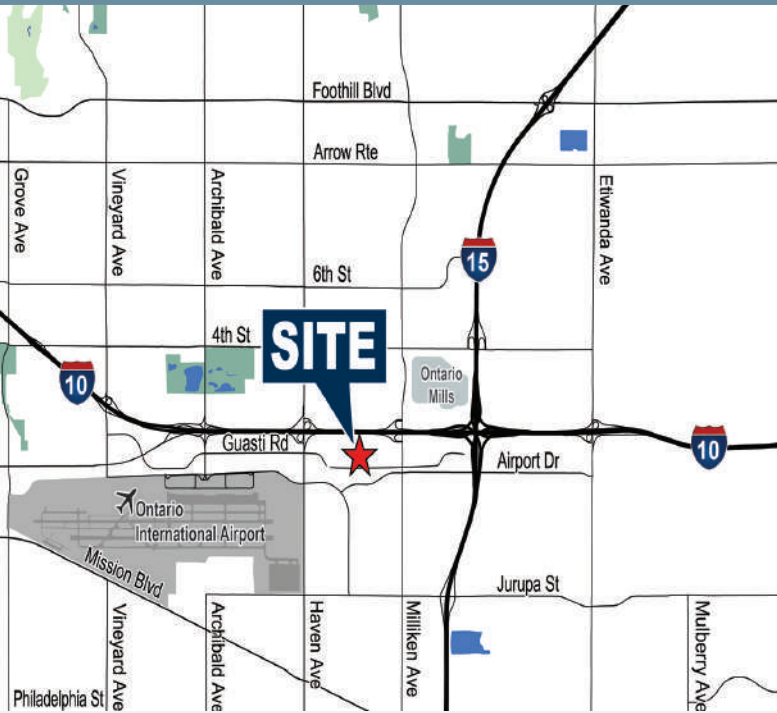


Address	Unit	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
3929 E Guasti Rd	F	±7,247	±843	\$1.40 / \$0.26	1 DH / 1 GL
3939 E Guasti Rd	A	±7,049	±1,132	\$1.30 / \$0.26	1 GL
					1 GL
					*Teaser Rate:
3939 E Guasti Rd	C	±10,491	±3,639	\$0.60 / \$0.26	Yr 1-\$0.60 PSF
					Yr 2-\$1.20 PSF
					Yr 3-\$1.25 PSF
3979 E Guasti Rd	B	±14,200	±2,579	\$1.40 / \$0.26	1 DH / 1 GL

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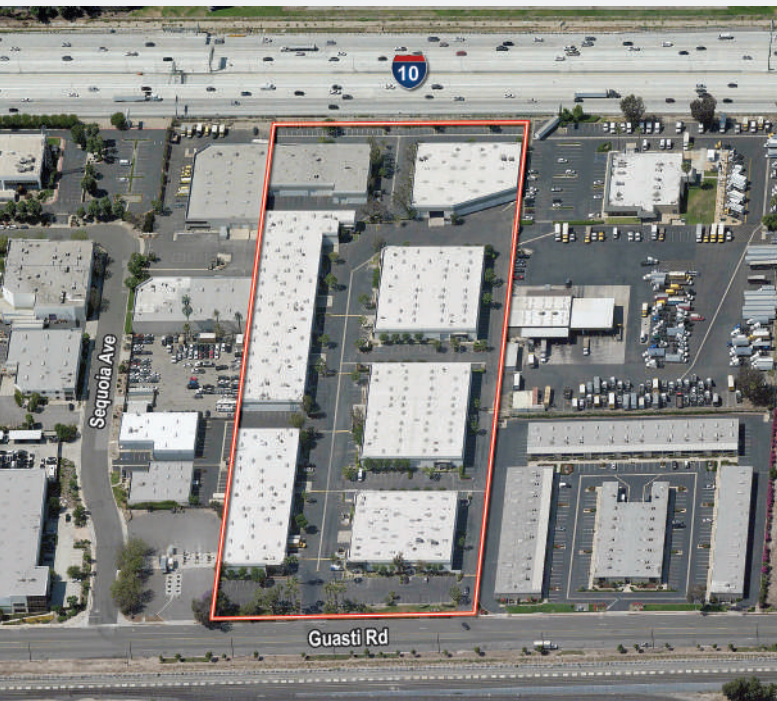


# ONTARIO PACIFIC BUSINESS CENTER



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.

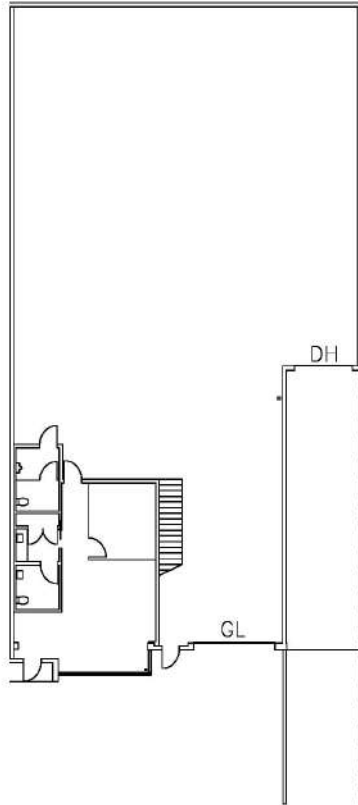
The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Unit's feature a clear height of 22 feet (verification needed), along with dock-high and ground-level loading options. Ample surface 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.



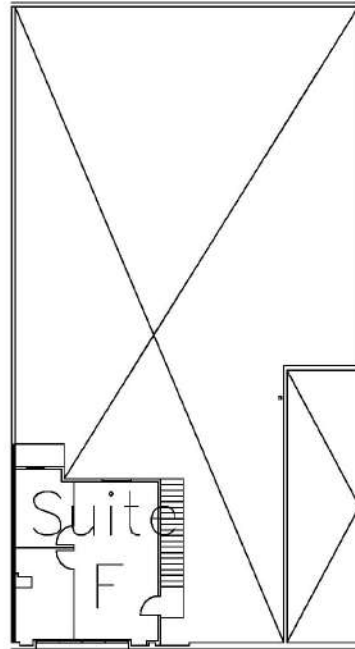
# ONTARIO PACIFIC BUSINESS CENTER

3929 E GUAISTI ROAD, UNIT F • ONTARIO, CA

FIRST FLOOR



SECOND FLOOR



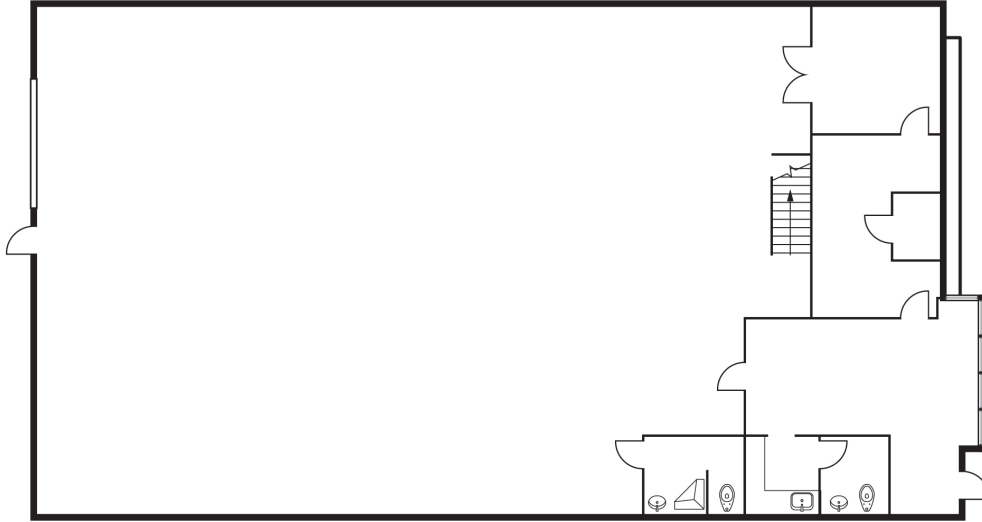
## PROPERTY HIGHLIGHTS

- ±7,247 SF Industrial warehouse
- ±843 SF Office
- 22' Minimum clear height
- 1 Dock High Door
- 1 Ground level door
- Fire sprinklered

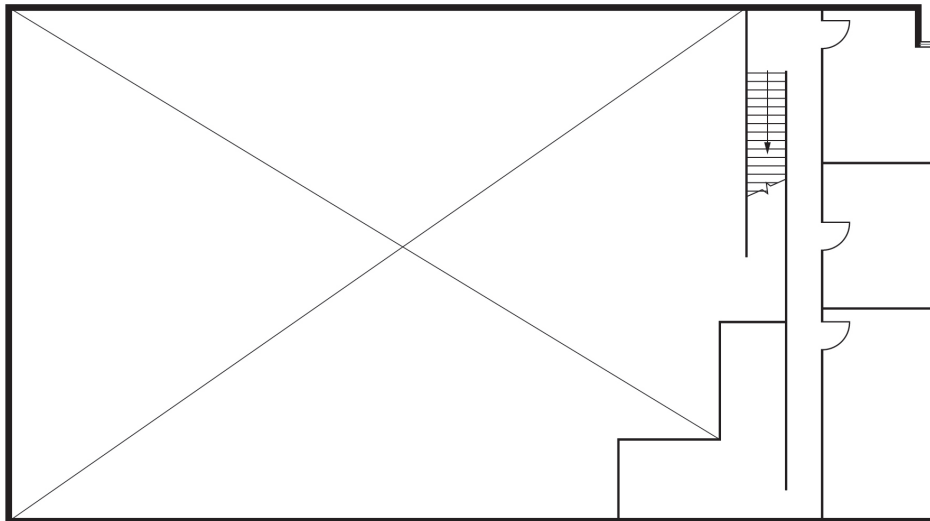
# ONTARIO PACIFIC BUSINESS CENTER

3939 E GUASTI ROAD, UNIT A • ONTARIO, CA

First Floor



Light Storage Mezzanine

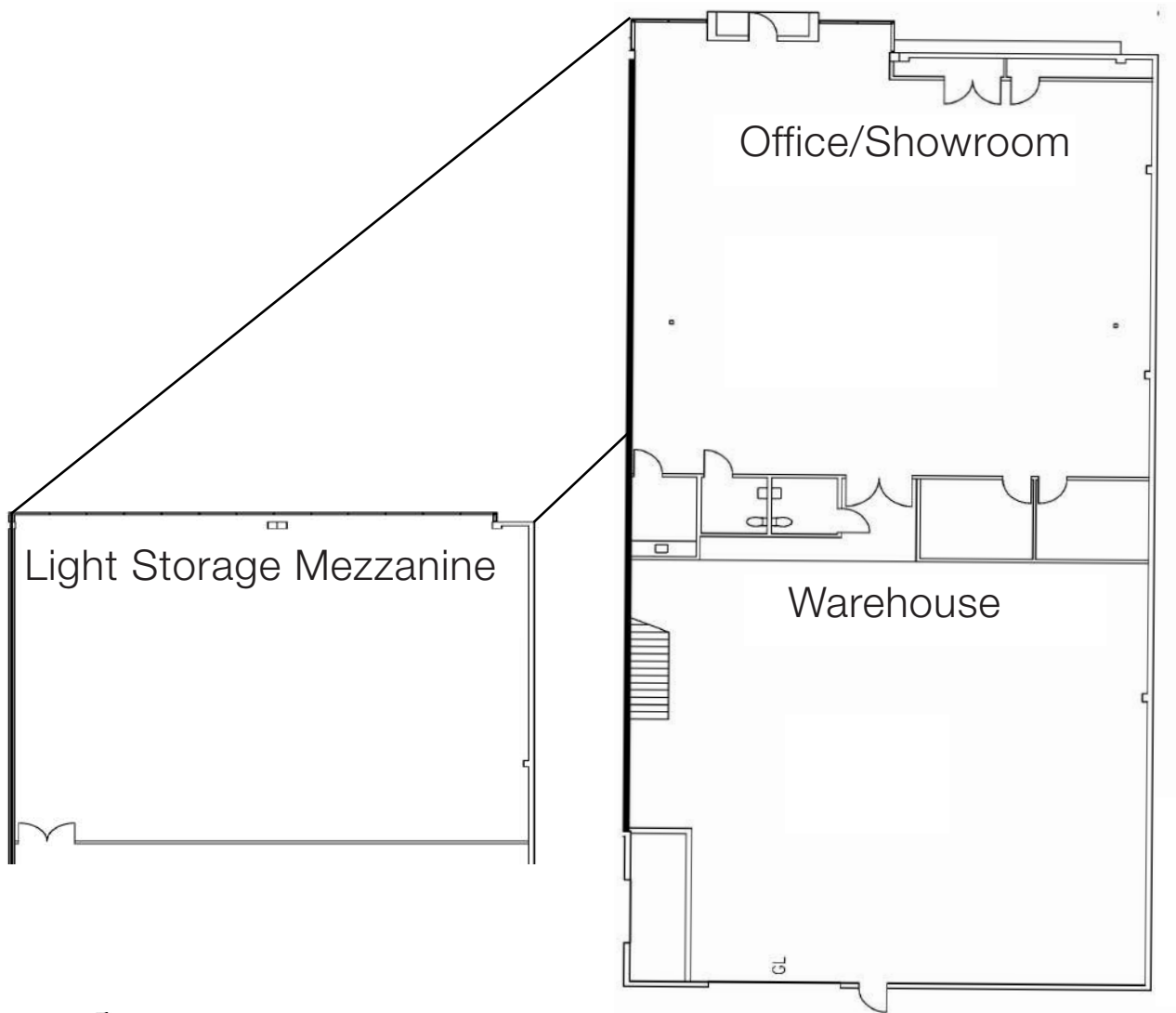


## PROPERTY HIGHLIGHTS

- ±7,049 SF Industrial/Showroom unit
- ±1,132 SF Office
- ±1,291 SF of Light Storage Mezzanine
- 22' Minimum clear height
- 1 Ground level door
- Fire sprinklered

# ONTARIO PACIFIC BUSINESS CENTER

3939 E GUASTI ROAD, UNIT C • ONTARIO, CA



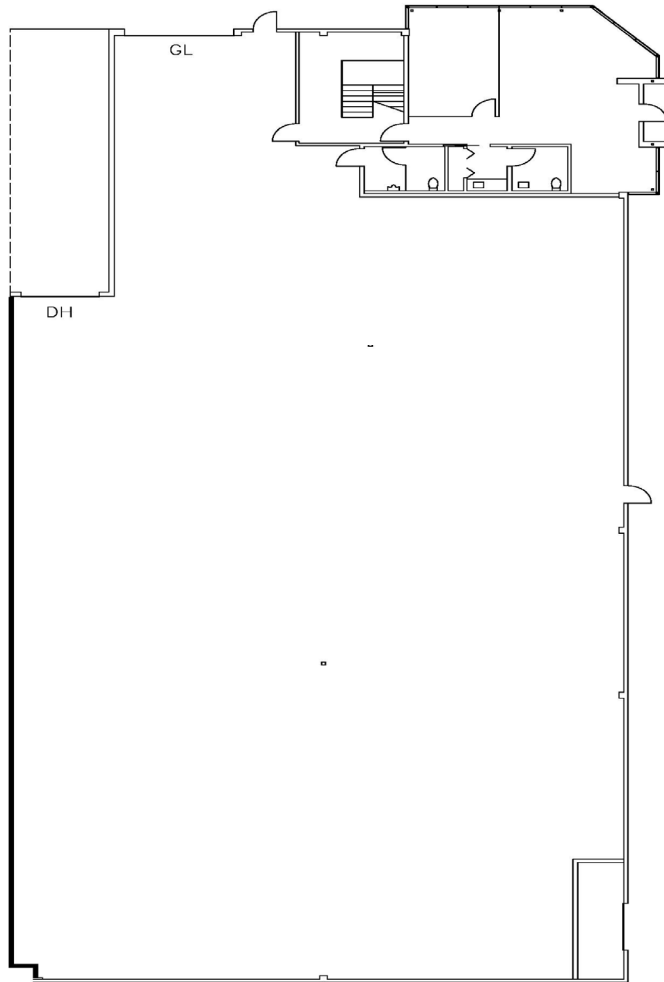
## PROPERTY HIGHLIGHTS

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

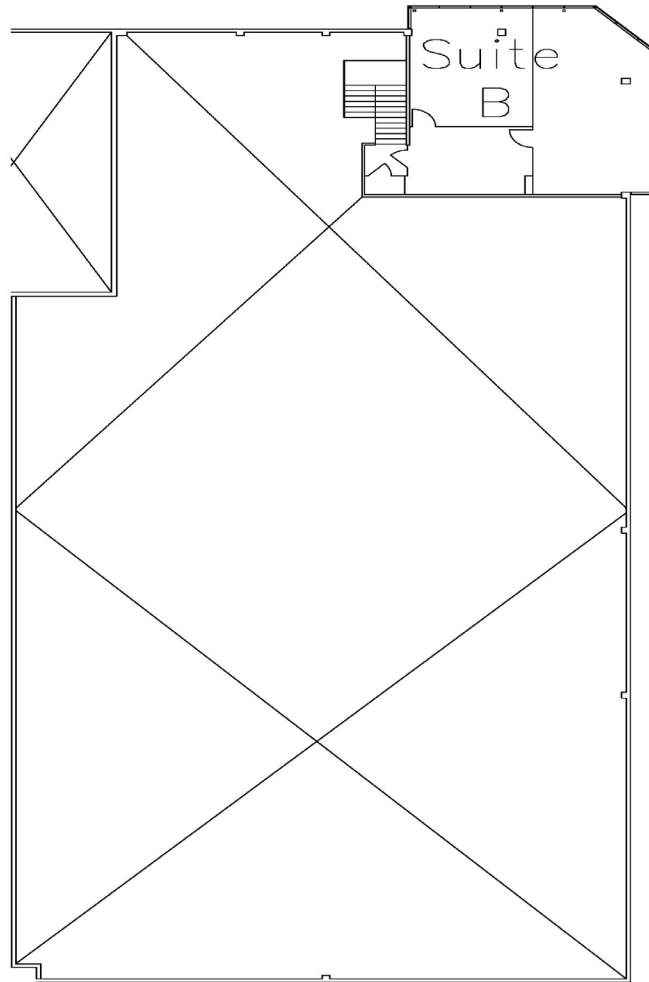
# ONTARIO PACIFIC BUSINESS CENTER

3979 E GUASTI ROAD, UNIT B • ONTARIO, CA

FIRST FLOOR



SECOND FLOOR



## PROPERTY HIGHLIGHTS

- ±14,200 SF Industrial warehouse
- ±1,394 SF 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



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

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