

PRIME INDUSTRIAL HQ LOGISTICS BUILDING FOR SALE OR LEASE

4290 E BRICKELL STREET

ONTARIO, CA 91761



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NAICapital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

4290 E BRICKELL STREET

ONTARIO, CA 91761

FOR SALE OR LEASE

± 100,524 RENTABLE SQUARE FEET

High image Industrial / Logistics
HQ building in a prime Ontario location

- **Two high image units totaling +/- 100,524 Rentable Sq. Ft. on 5.18 Acres**
 - » 3 exterior dock high doors and 2 grade level doors
 - » Leased thru Nov.2019. Tenant has 1x36 month option at FMV.
- **Unit A: 63,578 Sq. Ft. available for occupancy January 1, 2019**
 - » 20,100 Sq. Ft. of deluxe 2-story office space
 - » Additional 20,000 Sq. Ft. of dry lab space (can be removed)
 - » 4 exterior dock high doors and 4 grade level doors
- **Unit B: 36,946 Rentable Sq. Ft. leased to credit tenant**
 - » 6,204 Sq. Ft. of deluxe 2-story office space
 - » \$286,380 annual gross rent generates income / offsets debt
- **Wrap around parking area with private yard area and truck court**
- **CTU construction; built in 1987.**
- **24' minimum warehouse clearance**
- **240 available parking spaces**



4290 E BRICKELL STREET
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E BRICKELL ST

SANTA ANA ST



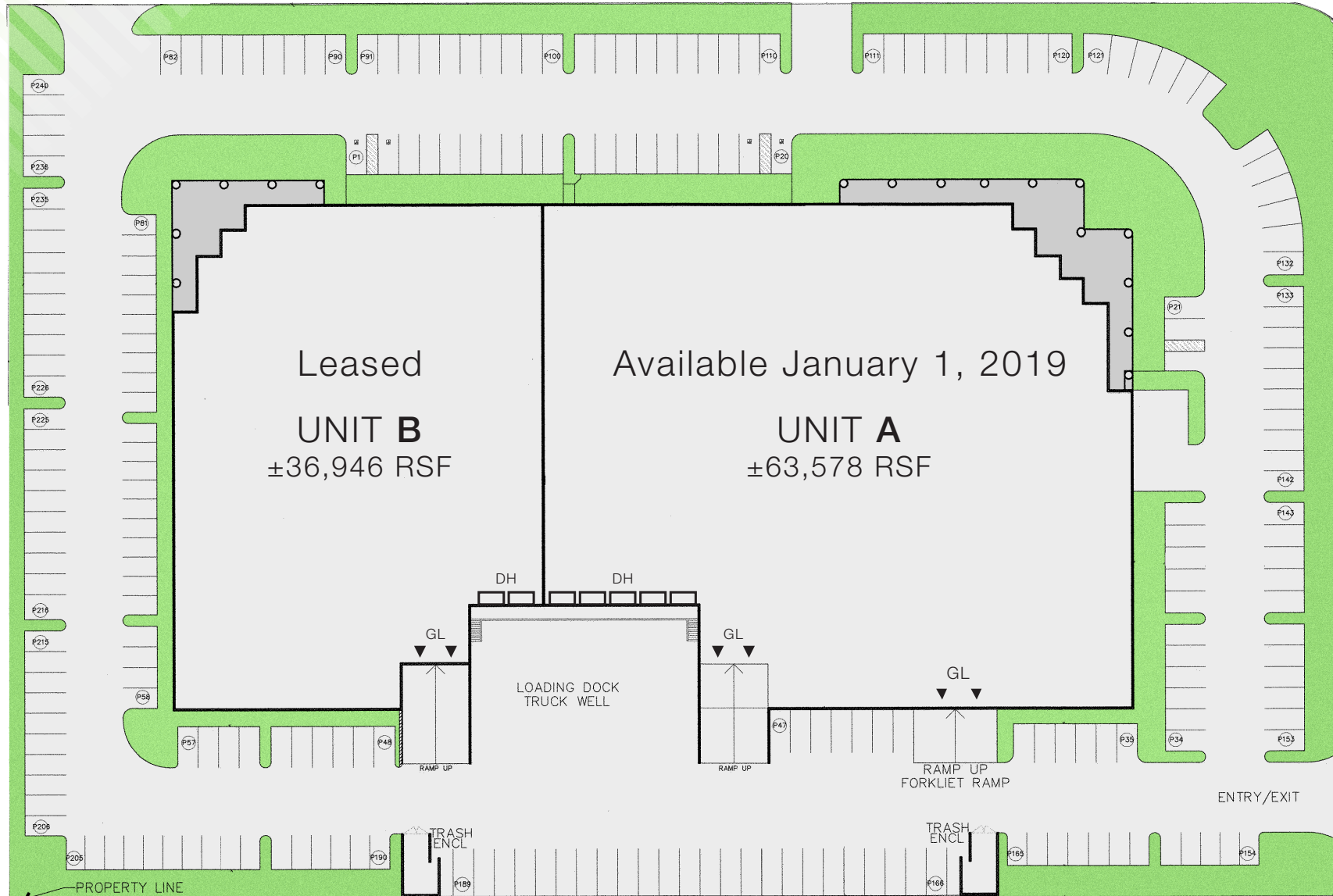
LOCATION MAP



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SITE PLAN

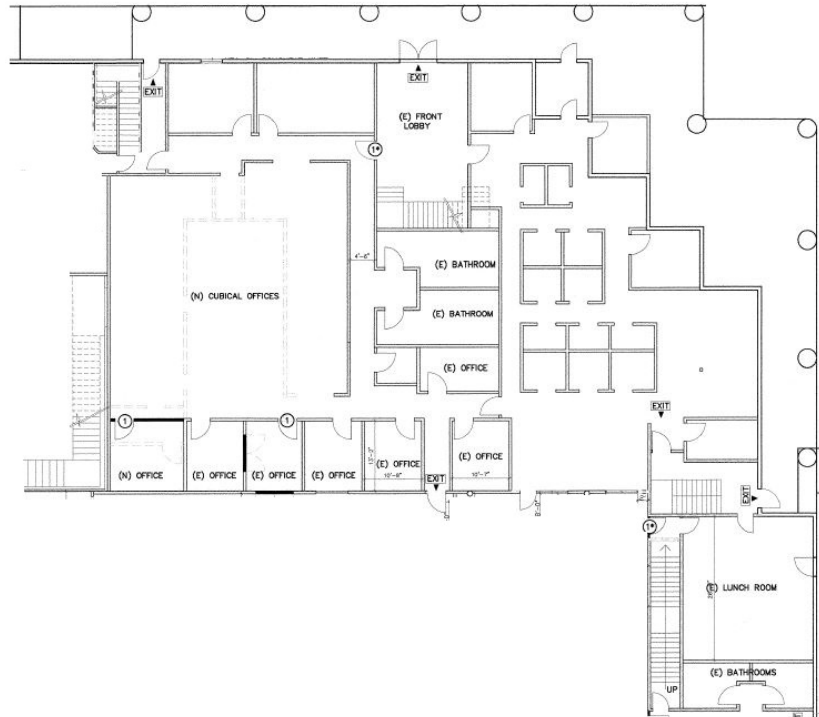
100,524 RSF



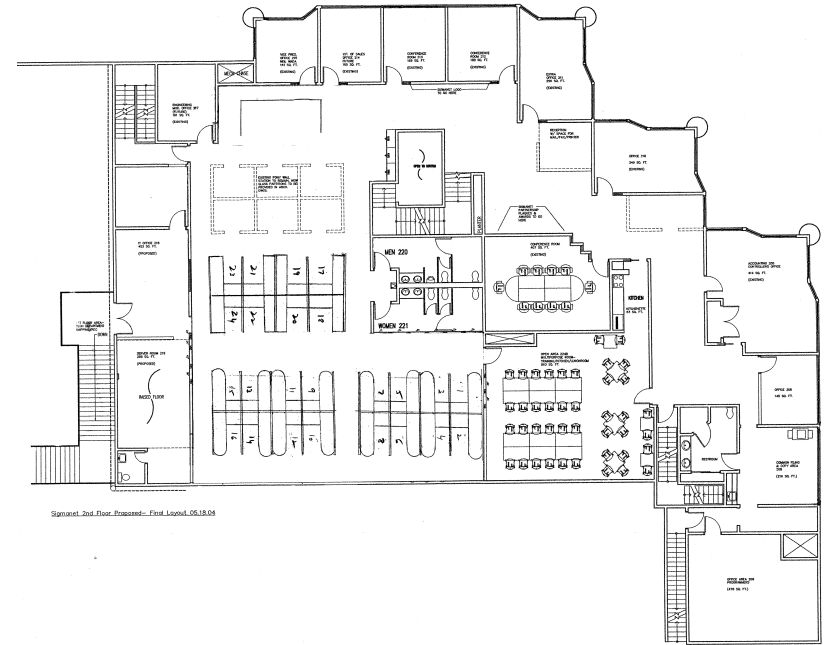
FLOOR PLANS

OFFICE PLAN - UNIT A

1ST FLOOR OFFICE PLAN



2ND FLOOR OFFICE PLAN

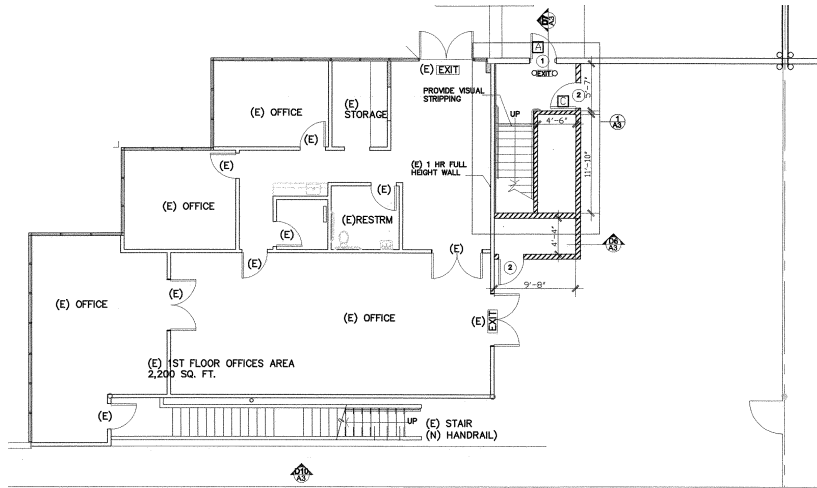


* ± 20,000 SF Warehouse lab can be removed.

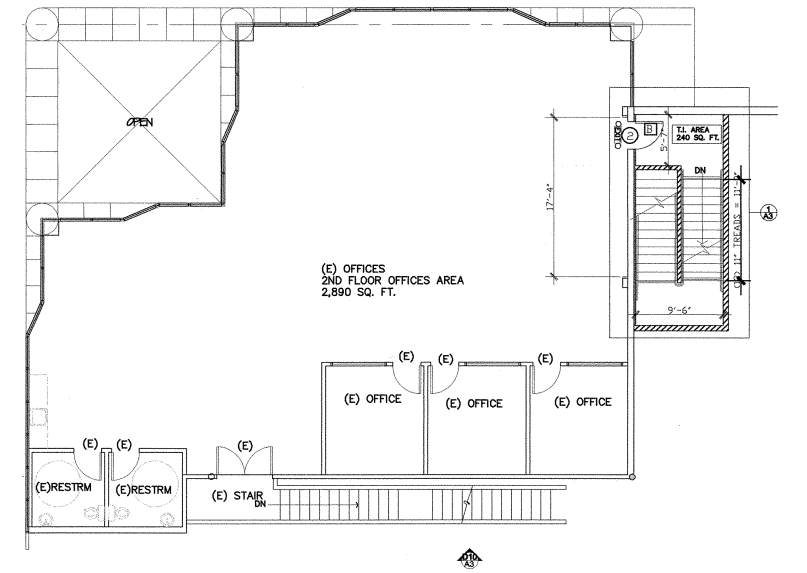
FLOOR PLANS

OFFICE PLAN - UNIT B

1ST FLOOR OFFICE PLAN



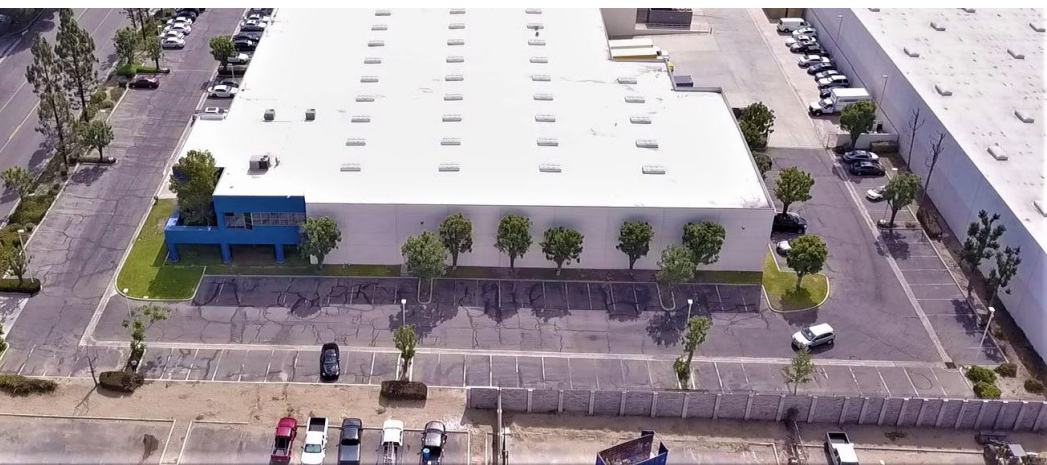
2ND FLOOR OFFICE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



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EXCLUSIVELY LISTED BY:

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