

# INDUSTRIAL BUILDING FOR LEASE

## 2600 S. STANFORD AVENUE

Ontario, California 91761

**NOW VACANT**  
and ready for occupancy

**Freeway Frontage**

**207,704 SF**  
Freestanding Industrial Building

**PHIL LOMBARDO**  
909.942.4678  
phil.lombardo@cushwake.com  
License 00892477

**MILO LIPSON**  
909.942.4648  
milo.lipson@cushwake.com  
License 01253614

**RYAN VELASQUEZ**  
909.942.4673  
ryan.velasquez@cushwake.com  
License 01347459

2600stanford-ontario.com







# HIGHLIGHTS



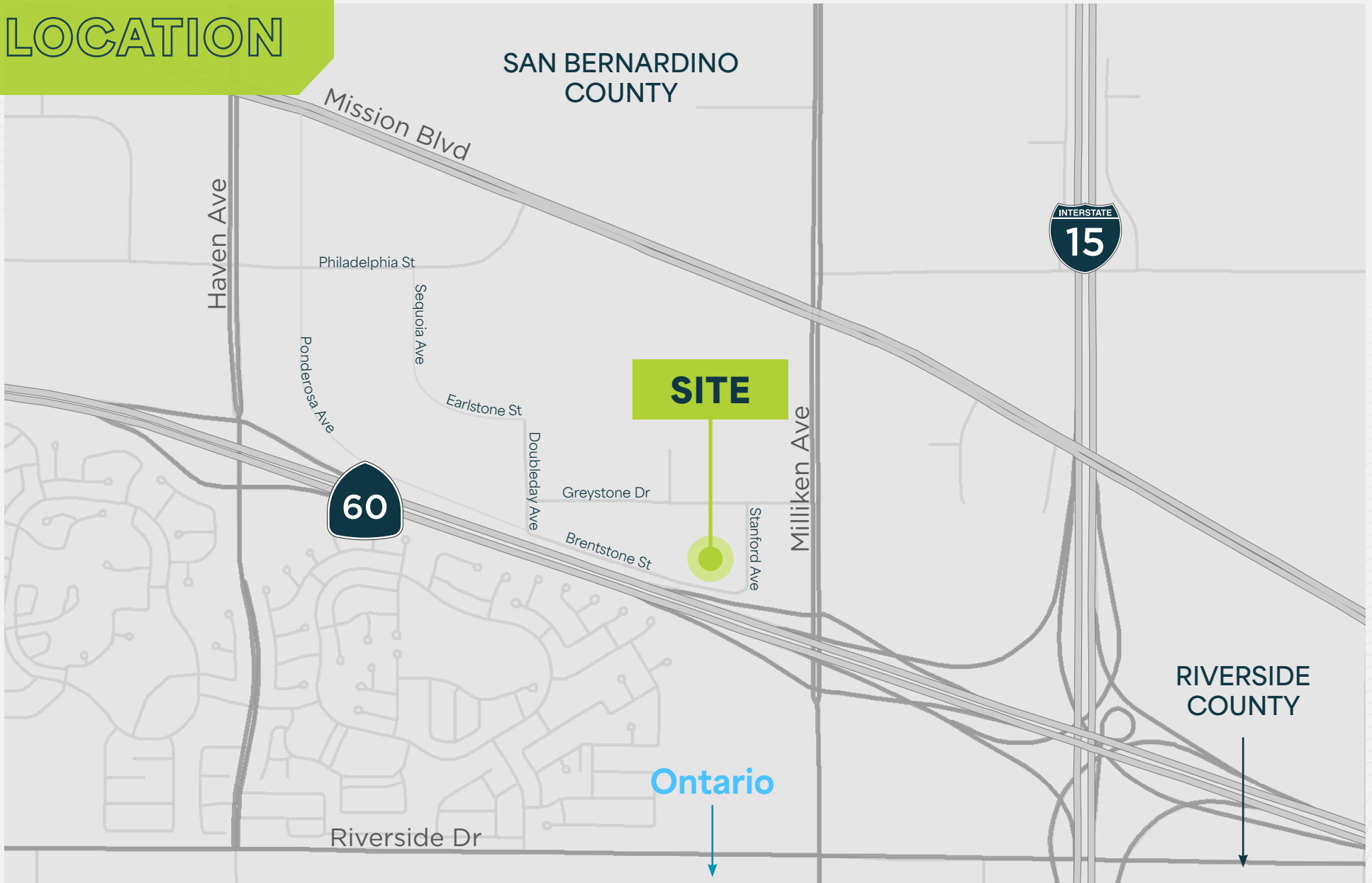
- + Freeway frontage along CA-60 freeway
- + 9.26 acre parcel
- + ±2,511 SF of main office
- + ±250 SF warehouse office with 1 restroom
- + 32' clear height
- + 29 dock high (9'x10') and 2 grade level (12'x14')
- + 17 Dock packages (load levelers, lights, Z guards and dock locks)
- + 122' - 168' fully secured, all concrete truck court with 17 trailer stalls
- + Motorized gates
- + 800 amps, expandable to 3,000 amps
- + 10 electrical forklift charging stations
- + ESFR sprinkler system (K-17 @52 PSI)
- + LED lighting
- + 2.5% skylight ratio and white scrim foil insulation
- + Immediate access to I-15 and CA-60 freeways

**PHIL LOMBARDO**  
909.942.4678  
phil.lombardo@cushwake.com  
License 00892477

**MILO LIPSON**  
909.942.4648  
milo.lipson@cushwake.com  
License 01253614

**RYAN VELASQUEZ**  
909.942.4673  
ryan.velasquez@cushwake.com  
License 01347459

# LOCATION



**PHIL LOMBARDO**  
909.942.4678  
phil.lombardo@cushwake.com  
License 00892477

**MILO LIPSON**  
909.942.4648  
milo.lipson@cushwake.com  
License 01253614

**RYAN VELASQUEZ**  
909.942.4673  
ryan.velasquez@cushwake.com  
License 01347459



# REGION



**PHIL LOMBARDO**  
909.942.4678  
phil.lombardo@cushwake.com  
License 00892477

**MILO LIPSON**  
909.942.4648  
milo.lipson@cushwake.com  
License 01253614

**RYAN VELASQUEZ**  
909.942.4673  
ryan.velasquez@cushwake.com  
License 01347459





**PHIL LOMBARDO**  
909.942.4678  
phil.lombardo@cushwake.com  
License 00892477

**MILO LIPSON**  
909.942.4648  
milo.lipson@cushwake.com  
License 01253614

**RYAN VELASQUEZ**  
909.942.4673  
ryan.velasquez@cushwake.com  
License 01347459





# INDUSTRIAL BUILDING FOR LEASE

## 2600 S. STANFORD AVENUE

Ontario, California 91761

**207,704 SF**

Freestanding Industrial Building

**NOW VACANT**  
and ready for occupancy

**Freeway Frontage**

**PHIL LOMBARDO**  
909.942.4678  
phil.lombardo@cushwake.com  
License 00892477

**MILO LIPSON**  
909.942.4648  
milo.lipson@cushwake.com  
License 01253614

**RYAN VELASQUEZ**  
909.942.4673  
ryan.velasquez@cushwake.com  
License 01347459

2600stanford-ontario.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 05/22/23