

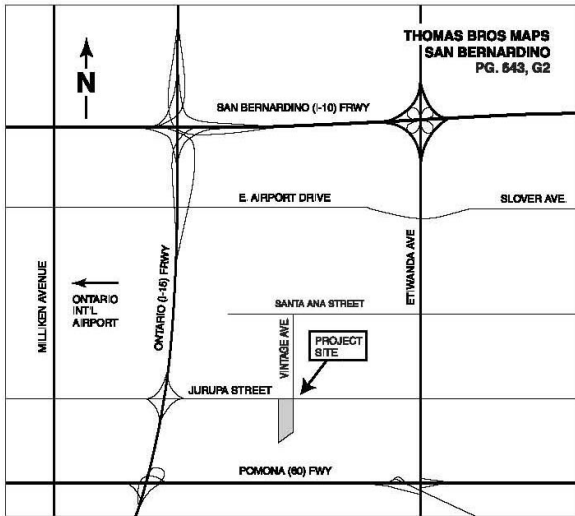
# Investment Building Group

owner/developer

120,600 square feet  
available in Ontario

- Major boulevard frontage
- 30' clear height
- ESFR fire sprinkler system
- Secured truck yard
- Immediate freeway access





**FREEWAY CLOSE** – Immediate access to the Ontario (I-15) freeway via the Jurupa Street interchange, providing immediate access to the San Bernardino (I-10) and Pomona (60) Freeways.

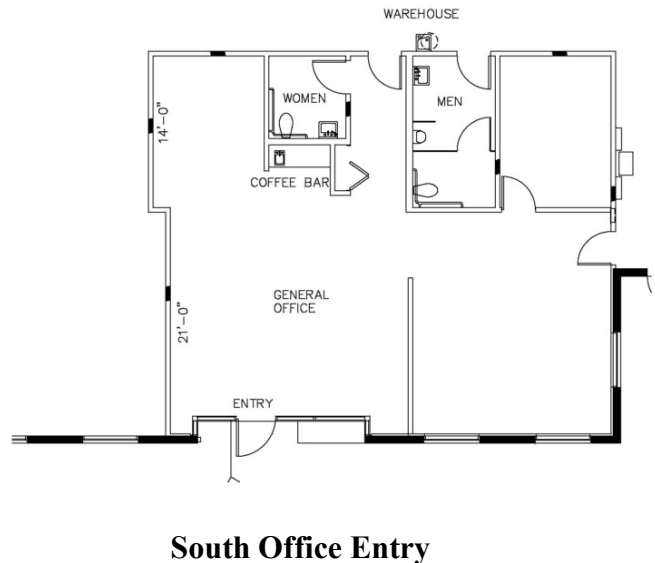
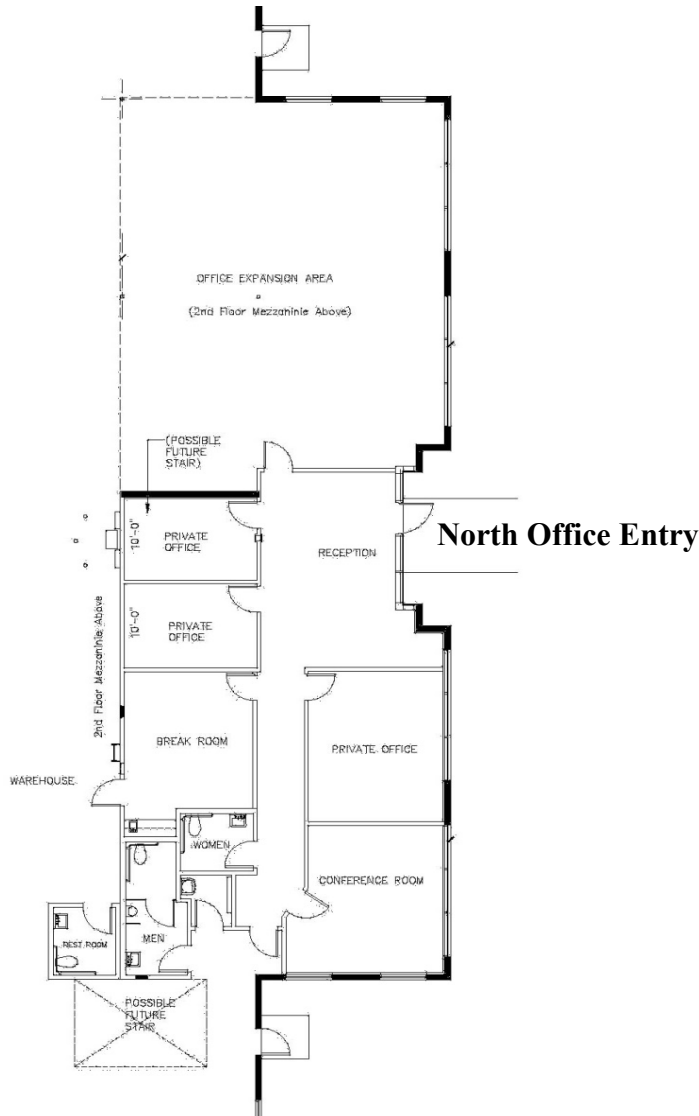
**ADDRESS:**  
 5300 E. Jurupa Street  
 Ontario, California 91761

**FEATURES:**

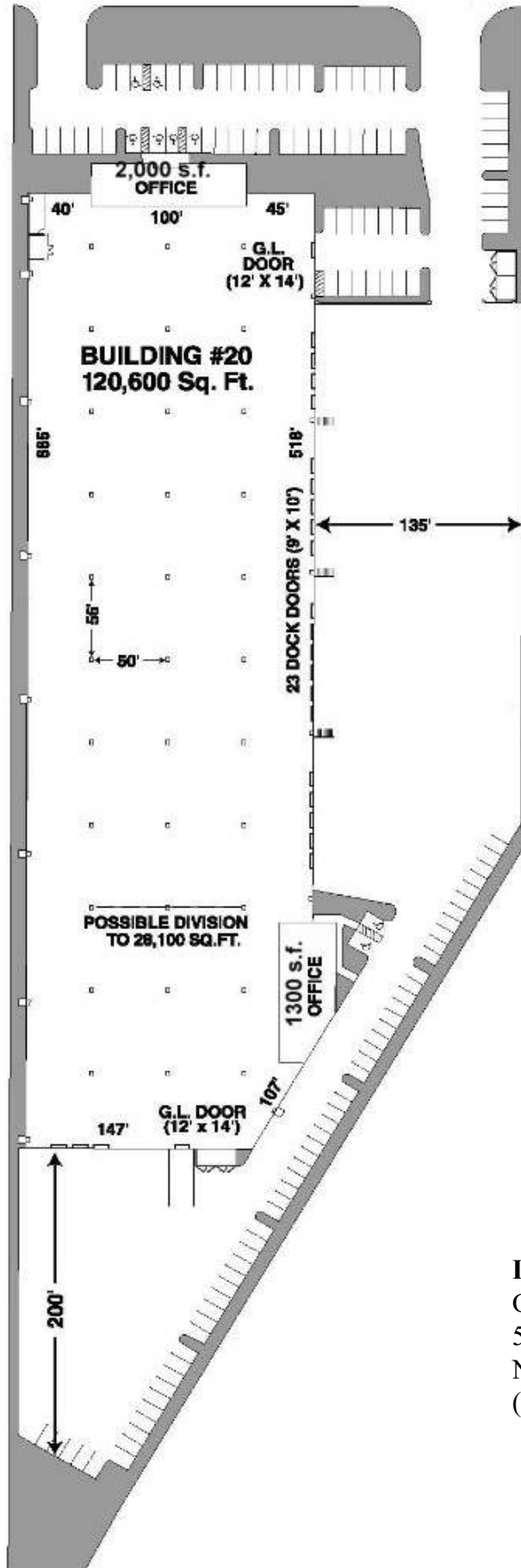
- 3,300 square feet of total office space separated into front and rear units (each have men’s and women’s tiled restrooms).
- Secured concrete truck yard and rear yard.
- 30’ minimum warehouse truss height at first column.
- 23 (9’ x 10’) dock high doors at 14’ o.c. with pit levelers. Knock out panels for additional doors.
- 2 (12’ x 14’) ground level doors.
- Durable 6” steel-reinforced 4,000 psi concrete floor.
- Wide 50’ x 56’ column spacing.
- ESRF (K25-214°) fire sprinkler system.
- T-5 warehouse lighting with motion sensors.
- 3% skylights for excellent warehouse day-lighting.
- 800 amp, 277/480 volt, 3-phase power (expandable).
- Bonus mezzanines above office areas for future office expansion.
- Site area: 6.31 acres.
- Over 125 onsite car parking.
- On-site parking for truck trailers.
- Industrial zoning (M-2 VI).

**PROPERTY TAX / ASSESSMENT INFORMATION:**

2025 annual property taxes of \$103,000.



**JURUPA STREET**



**Investment Building Group**  
Owner/Developer  
5100 Campus Drive, Suite 300  
Newport Beach CA 92660  
(949) 263-1111



**5300 East Jurupa Street, Ontario, CA 91761**

*for information:*  
Investment Building Group  
(949) 263-1111 [www.ibg-usa.com](http://www.ibg-usa.com)