

GROVE ONTARIO COMMERCE CENTER

1945 S. Grove Ave | Ontario, CA



1945GROVE.COM



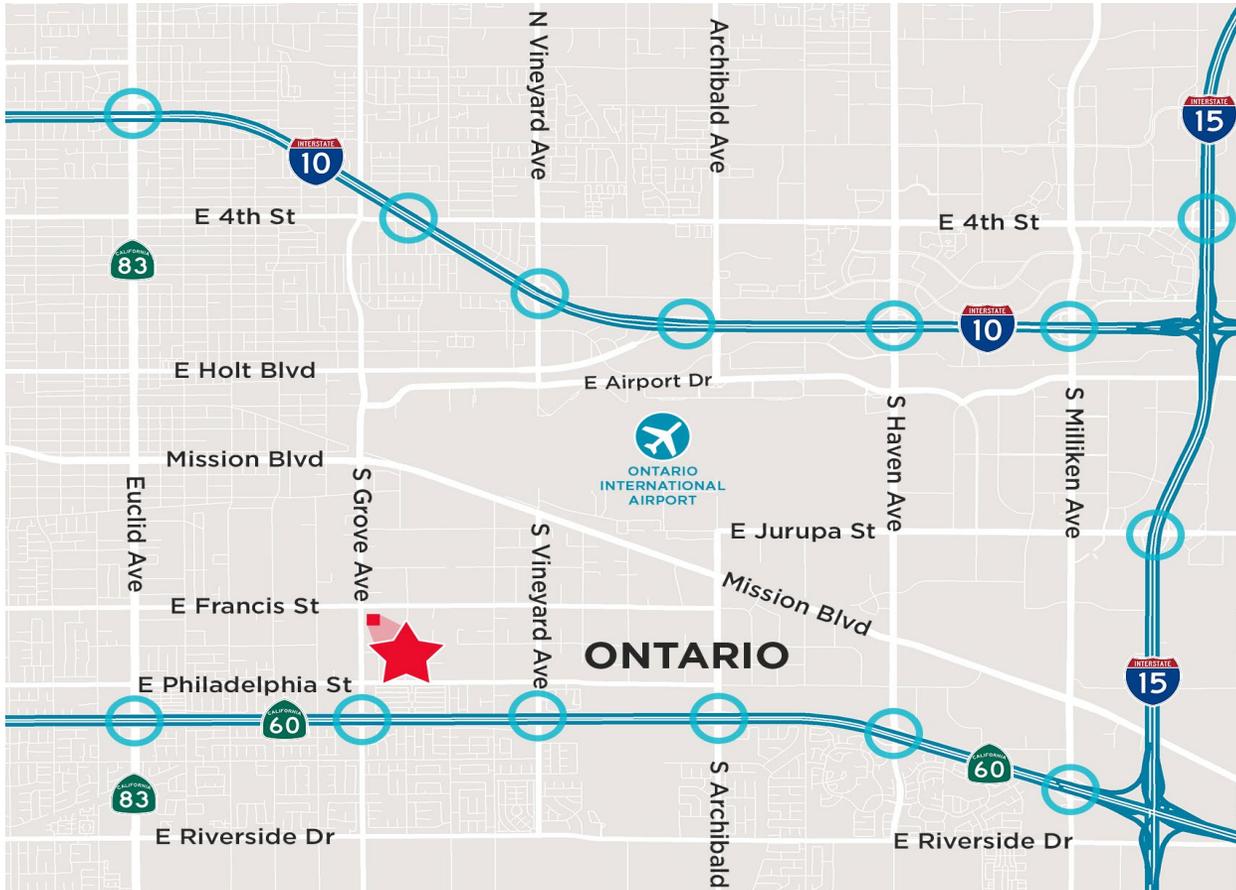
**CALL FOR
UPDATED
PRICING**

**BROKER BONUS*
TENANT MOVING
ALLOWANCE
AVAILABLE***

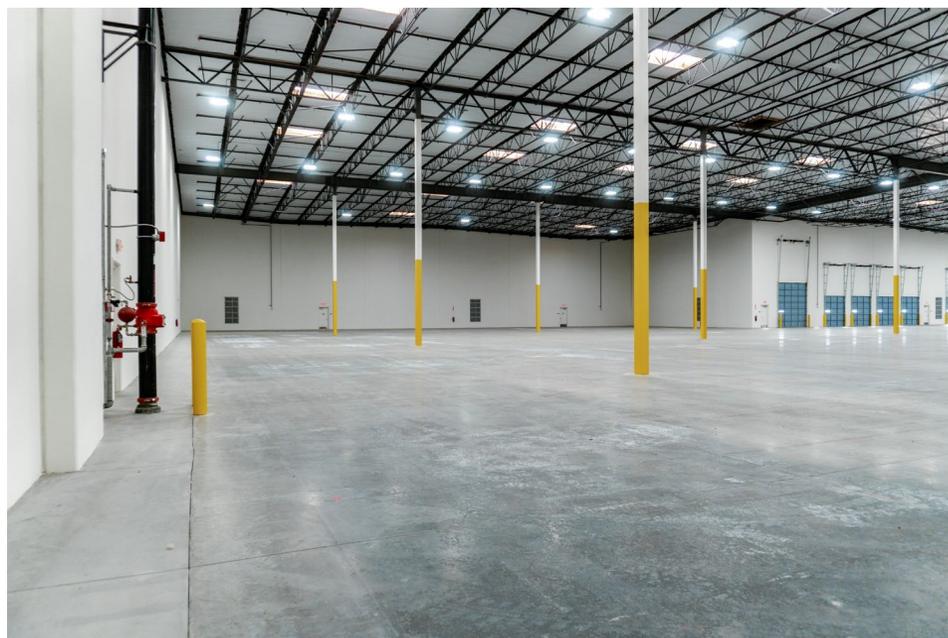
*For Qualified Deals



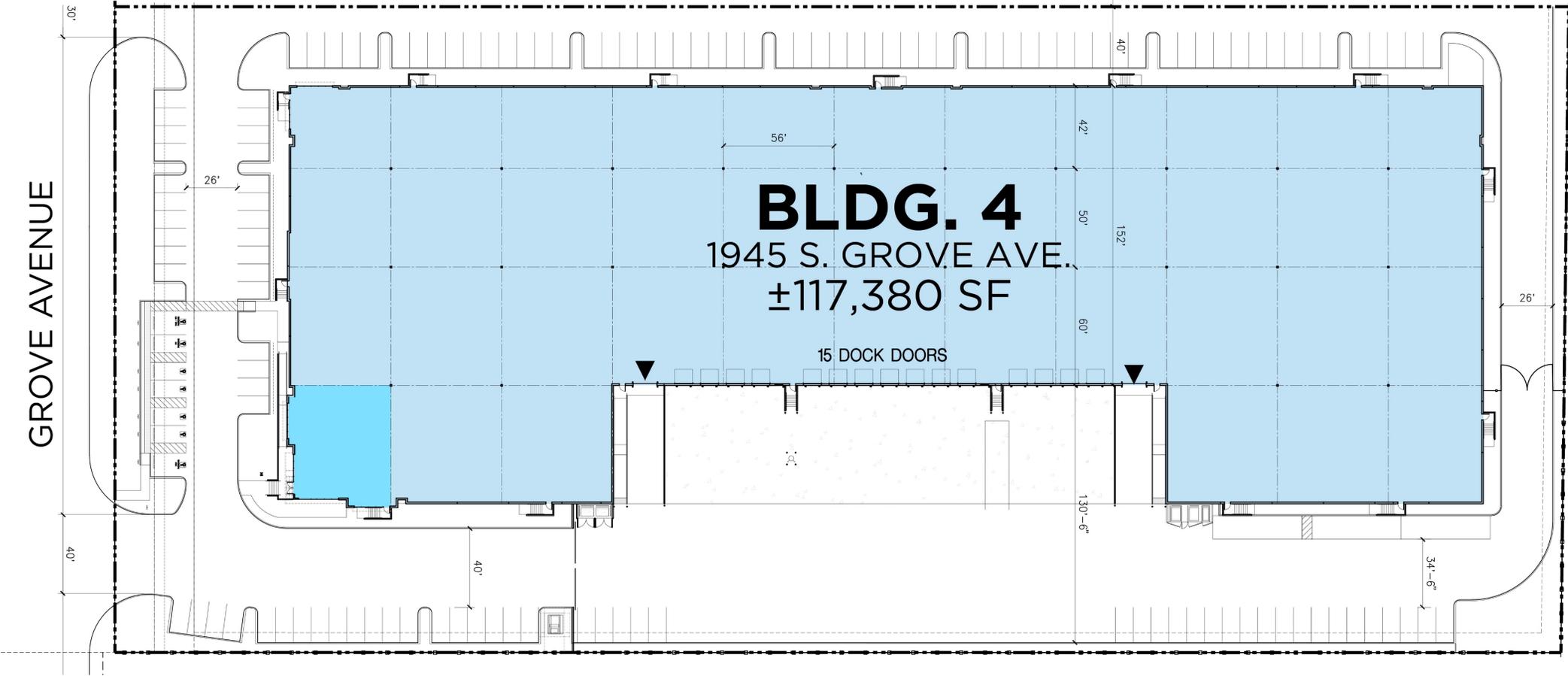
Map and Building Features



BUILDING FEATURES	
SITE SIZE	±5.51 GROSS ACRES
BUILDING SF	±117,380 SF INCLUDING ±6,206 SF MEZZANINE
OFFICE AREA	±3,272 SF 1ST FLOOR
FIRE PROTECTION	ESFR
ELECTRICAL SERVICE	1,200 AMPS (480/277V) WITH 2,000 AMP UGPS
CLEAR HEIGHT	32'
LOADING DOORS	15 DOCK HIGH (9'X10') 2 GRADE LEVEL (12'X14')
TRUCK COURT	130'
AUTO STALLS	135 STALLS
SPEC TENANT IMPROVEMENTS	6 MECHANICAL PIT LEVELERS LED WAREHOUSE LIGHTING



Site Plan



Radius Map

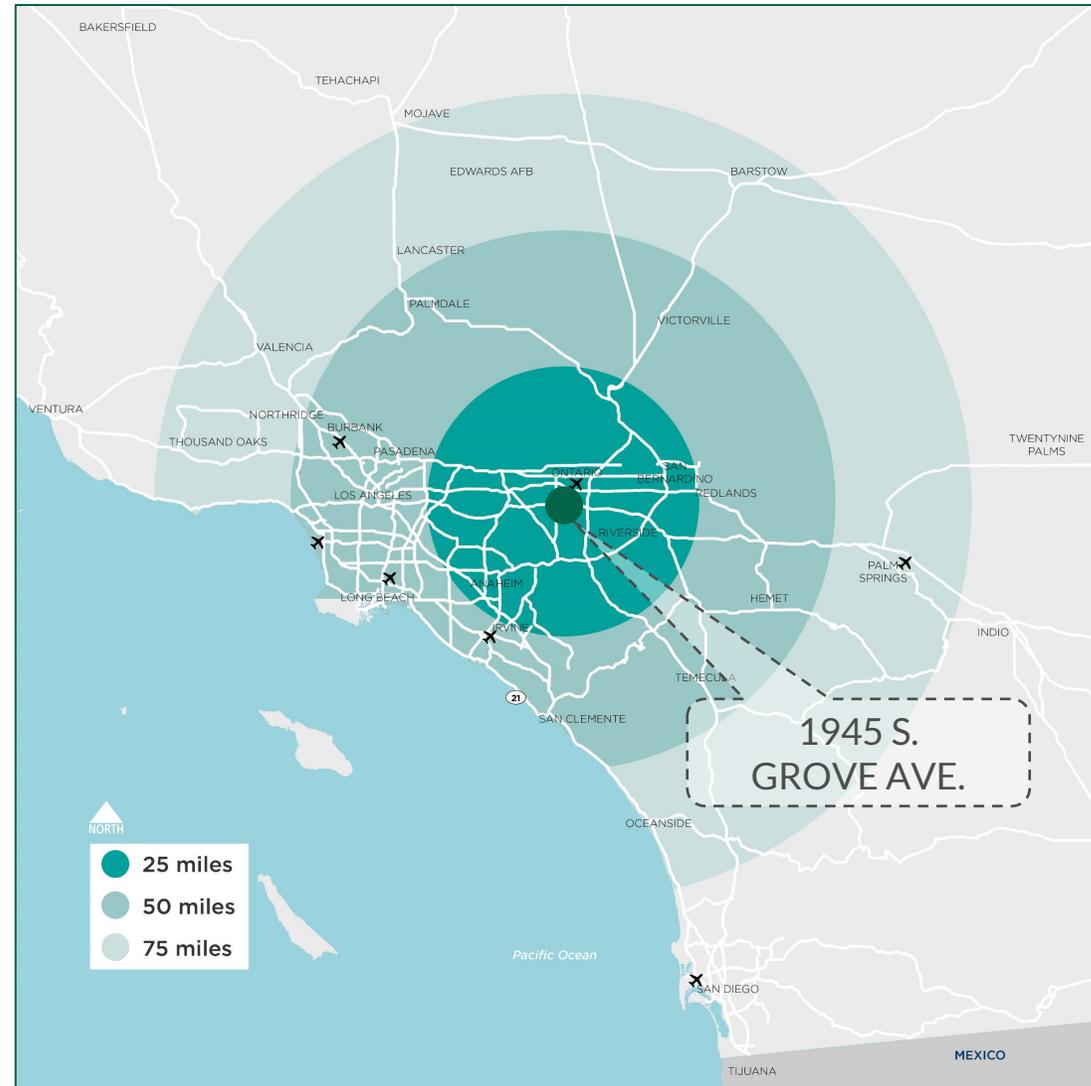
 **3.5 Miles**
to Ontario International Airport

 **53 Miles**
to the Ports of Los Angeles & Long Beach

 **55 Miles**
to Los Angeles International Airport (LAX)

 **110 Miles**
to San Diego

 **126 Miles**
to the U.S./Mexico Border



About us

GLP overview

GLP is a leading global business builder, investor, developer and operator of logistics real estate. We own and operate assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners is the exclusive fund manager and investment advisor of GLP, with approximately \$115 billion in assets under management.

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COMMERCE CENTER



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