



INDUSTRIAL PROPERTY FOR SALE AND LEASE

5255, 5265 & 5275 STATE ST

MONTCLAIR, CA 91763



COMMERCIAL REAL ESTATE

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

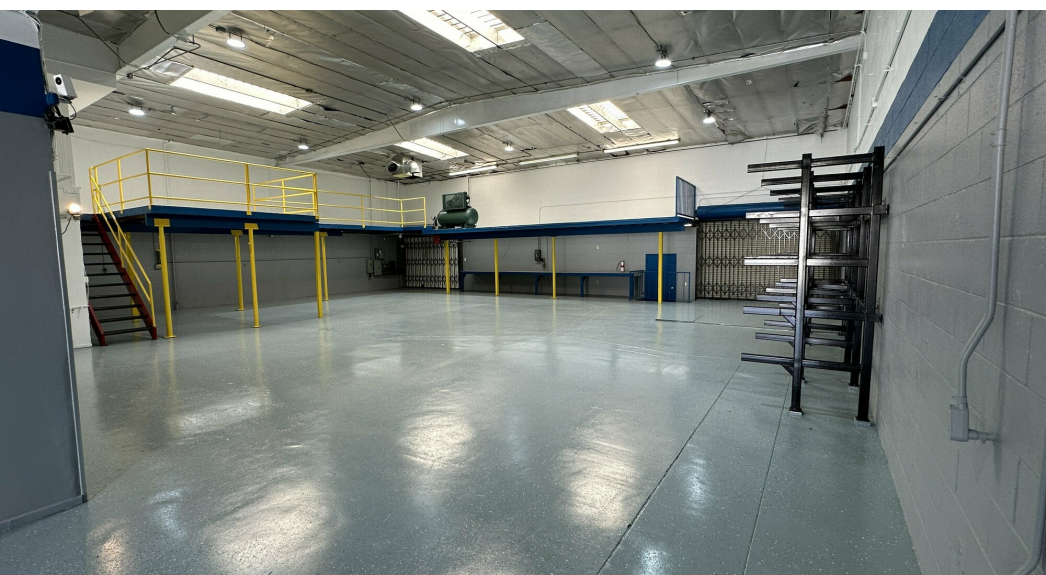
TONY M. GUGLIELMO, CCIM

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CalDRE #01301532

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$3,400,000
Lease Rate:	\$1.50 - 1.55 SF/month (MG)
Building Size:	11,110 SF
Available SF:	4,720 - 5,526 SF
Lot Size:	23,736 SF
Price / SF:	\$306.03
Zoning:	CS - Service Commercial - County of San Bernardino

PROPERTY OVERVIEW

The subject property consists of four separate parcels of land with 3 distinct spaces.

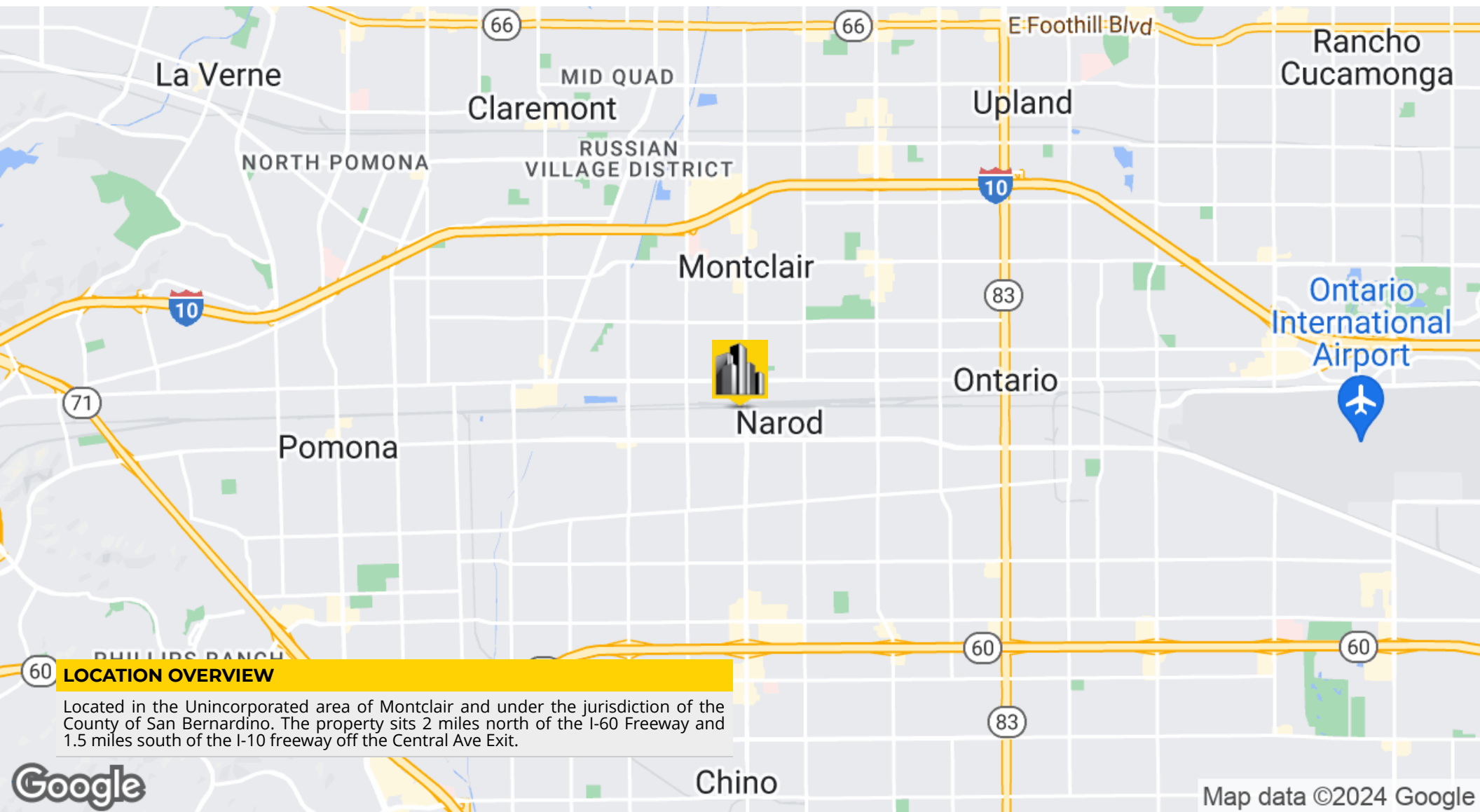
- 5255 State St (APN#'s 1011-282-08 & 1011-282-13) features an +/-864 sq. ft. office (built 1920) on the South East Corner of State St & Ada Avenue. Electric gate access from Ada opens into a large covered area with additional storage and three (3) garage area. The two lot sizes total +/-6,636 sq. ft. (per assessor)
- 5265 State St (APN#: 1011-282-09) features a +/-5,526 sq. ft. block industrial building (built in 1969) on an approx. 8,550 sq. ft. lot (per assessor). The unit has two ground level doors, +/-16' ceiling height, 200 amps of 120/240 volt 3 phase power, approx. 30% office space buildout and a large fenced front yard with an electric gate entrance on State St.
- 5275 State St. (APN#: 1011-282-10) features a +/-4,720 sq. ft. block industrial building (built 1978) on an approx. 8,550 sq. ft. lot (per assessor). The unit has one ground level door, +/-16' ceiling height, 200 amps of 120/240 volt 3 phase power, approx. 20% office space buildout and a large fenced front yard with an electric gate entrance on State St.

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LOCATION MAP



LOCATION OVERVIEW

Located in the Unincorporated area of Montclair and under the jurisdiction of the County of San Bernardino. The property sits 2 miles north of the I-60 Freeway and 1.5 miles south of the I-10 freeway off the Central Ave Exit.



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Map data ©2024 Google



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ADDITIONAL PHOTOS



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