

GROVE AVENUE BUSINESS PARK | FOR LEASE / FOR SALE

Sizes Available from 29,030 SF to 63,340 SF
1520, 1590, 1580, 1550 South Grove Avenue | Ontario, California



Austin Hill

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City of Industry, California 91746
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Another Quality Development By:



WESTERN REALCO



Typical Office Layouts
Ground Floor & Second Floor



Property Highlights:

- 120' Truck Courts
- Private Yards Available
- 60 Miles from the Ports of LA & Long Beach
- 3,850 SF of Spec Office
- 1,830 SF of Mezzanine for Each Building

Building 1 | 1520 S. Grove Ave

- 61,130 Square Feet Available
- 3.350 Acre Lot Size
- 6 Dock High Doors
- 2 Ground Level Doors
- 30' Minimum Clear
- Grove Avenue Frontage
- 78 Parking Stalls
- 2 Trailer Parking Stalls

Building 2 | 1590 S. Grove Avenue

- 35,904 Square Feet Available
- 1.839 Acre Lot Size
- 3 Dock High Doors
- 1 Ground Level Door
- 28' Minimum Clear
- Grove Avenue Frontage
- 39 Parking Stalls
- 1 Trailer Parking Stall

Building 3 | 1580 S. Grove Avenue

- 29,030 Square Feet Available
- 1.415 Acre Lot Size
- 2 Dock High Doors
- 1 Ground Level Door
- 28' Minimum Clear
- 39 Parking Stalls
- 1 Trailer Parking Stall

Building 4 | 1550 S. Grove Avenue

- 63,340 Square Feet Available
- 2.586 Acre Lot Size
- 6 Dock High Doors
- 1 Ground Level Door
- 30' Minimum Clear
- 40 Parking Stalls
- 2 Trailer Parking Stalls

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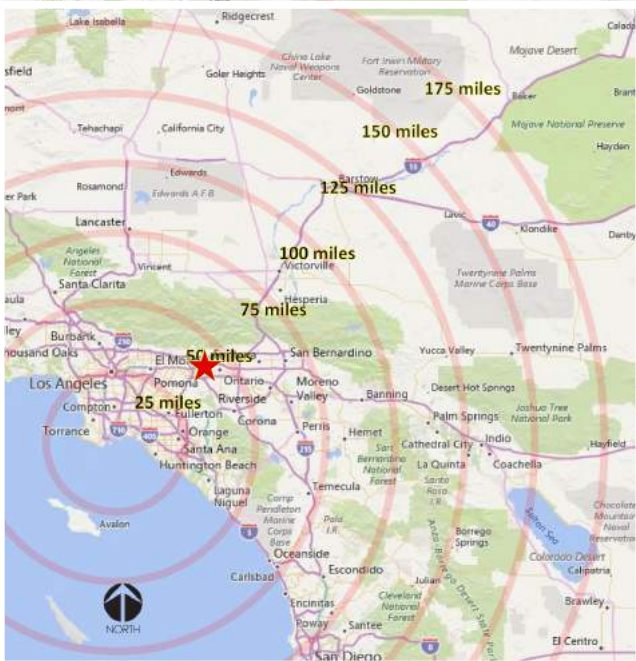
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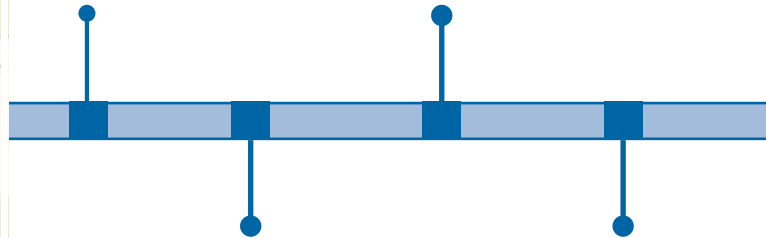
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46 Miles
from the Ports of Los Angeles
& Long Beach



3 Miles
from Ontario Int'l Airport & the
UPS Regional Air Hub

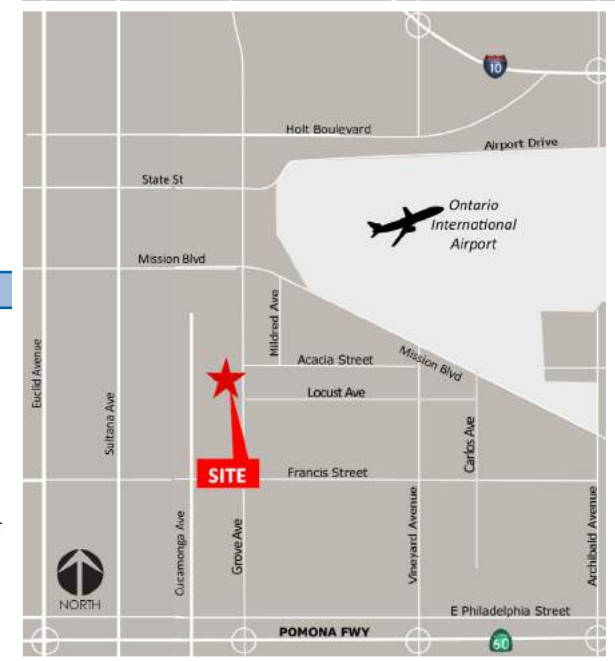


Los Angeles Driving Distances

- 28 Miles from 605 & 60 Freeway
- 39 Miles from Downtown LA
- 50 Miles from 405 & 110 Freeway

Orange County Driving Distances

- 25 Miles from 91 & 55 Freeway
- 32 Miles from 57 & 5 Freeway
- 41 Miles from John Wayne Airport



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