

# FOR SALE or LEASE

± 129,928 SF State -of -the- Art Industrial Building



## MONTCLAIR LOGISTICS CENTER | 4545 Brooks Street, Montclair, California

For further information, please contact our exclusive agents:

**Newmark Grubb  
Knight Frank**

**Randy Lockhart**  
*Executive Managing Director*  
909.974.4067  
rlockhart@ngkf.com  
CA DRE #00974981

**Steve Sprenger**  
*Executive Managing Director*  
909.974.4080  
ssprenger@ngkf.com  
CA DRE #01202806

**Jeff Kalmikov**  
*Associate*  
909.974.4065  
jkalmikov@ngkf.com  
CA DRE #01933211



[www.ngkf.com](http://www.ngkf.com)

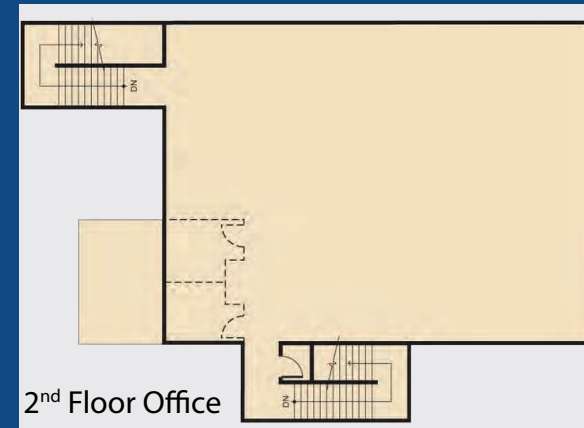
3281 E. Guasti Road, Suite 600, Ontario, California 91761 T 909.605.1100 F 909.390.8645 Corporate RE #01355491

# Site Plan

Brooks Street



FOR SALE or LEASE  
± 129,928 SF



**Randy Lockhart**

909.974.4067 rlockhart@ngkf.com  
CA DRE #00974981

**Steve Sprenger**

909.974.4080 ssprenger@ngkf.com  
CA DRE #01202806

**Jeff Kalmikov**

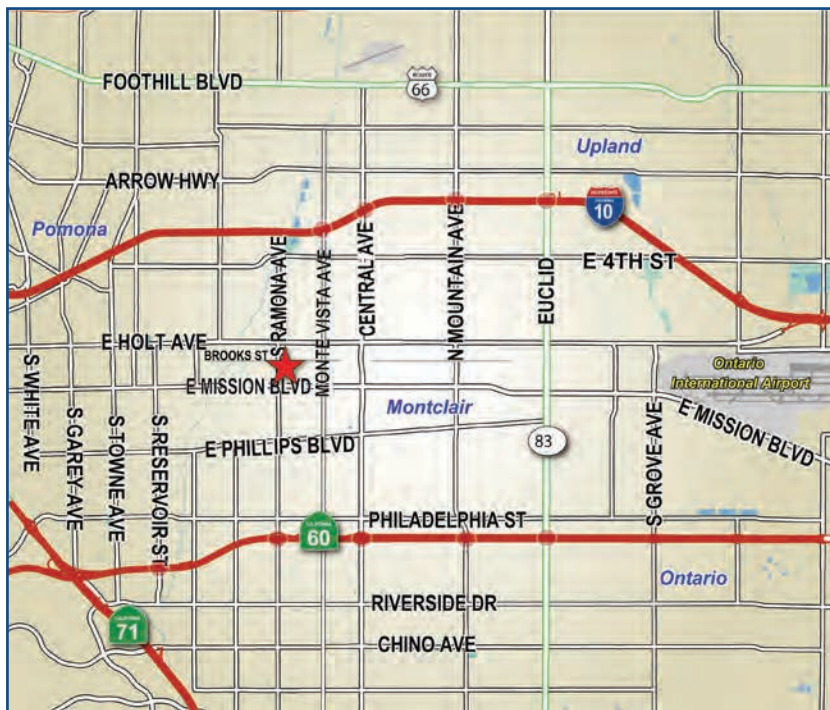
909.974.4065 jkalmikov@ngkf.com  
CA DRE #01933211

## MONTCLAIR LOGISTICS CENTER | 4545 Brooks Street, Montclair, California

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

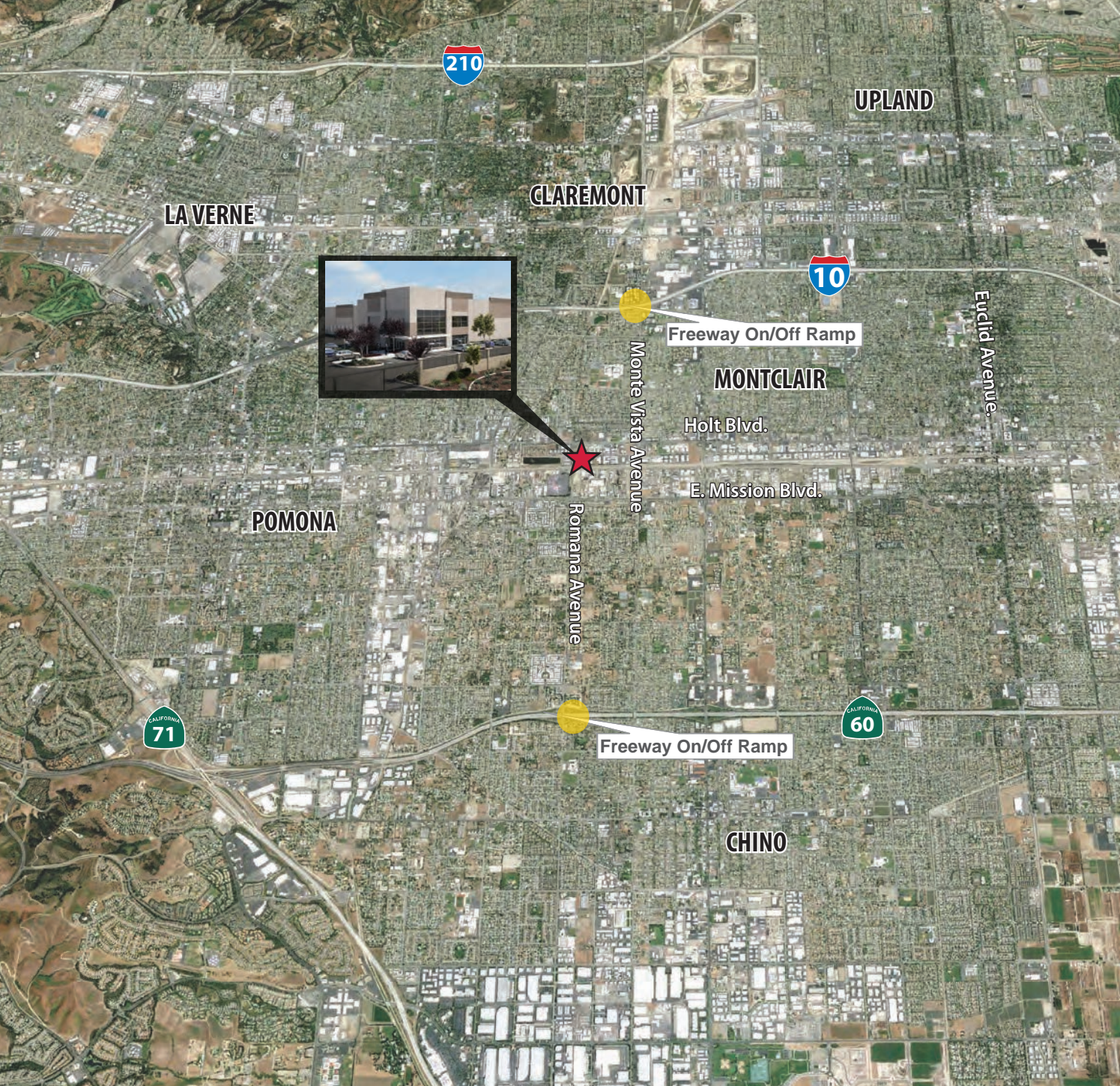
## Features:

- State-of-the-Art Industrial Building
- ± 5.88 acre parcel
- 32' minimum clear height
- ESFR fire sprinkler system with K25 heads
- ± 5,688 SF two-story office space
- 15 dock high doors (expandable to 18)
- 1 ground level ramp
- 200 amps of 277/480 volt power (expandable up to 2,000 amps)
- 165' fenced concrete truck court
- Typical bay spacing (52' x 50'); 60' at first bay
- 2 1/2% skylights
- Borders new Ramona Avenue bridge
- Perimeter block and wrought iron fencing
- 16 trailer parking stalls
- 147 car parking
- Centrally located between the 10 & 60 freeways



# MONTCLAIR LOGISTICS CENTER | 4545 Brooks Street, Montclair, California

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



FOR SALE or LEASE  
± 129,928 SF

For further information, please contact our exclusive agents:

**Randy Lockhart**  
909.974.4067  
rlockhart@ngkf.com  
CA DRE #00974981

**Steve Sprenger**  
909.974.4080  
ssprenger@ngkf.com  
CA DRE #01202806

**Jeff Kalmikov**  
909.974.4065  
jkalmikov@ngkf.com  
CA DRE #01933211

**Newmark Grubb  
Knight Frank**  
www.ngkf.com



# MONTCLAIR LOGISTICS CENTER | 4545 Brooks Street, Montclair, California

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## Industrial For Lease or Sale - Available

Available SF: 129,928  
Total Building SF: 129,928



4545 BROOKS ST, MONTCLAIR, CA 91763  
Brooks St/Ramona Ave

---

**State-Of-The-Art Planned Industrial Building**  
**5,688 SF 2-Story Office Space**  
**32' Minimum Clear Height**  
**ESFR Sprinkler System**  
**15 DH Doors & Expandable to 18**  
**168' Fenced Truck Court Secured w/ Perimeter Block Fencing**

<b>Lease Rate/SF:</b> TBD	<b>Lease Rate/Month:</b> TBD	<b>Taxes:</b> Yr 2014
<b>Lease Type:</b>	<b>Sublease:</b> No	<b>Possession:</b> CB
<b>Price/SF:</b> TBD	<b>Sale Price:</b> TBD	
<b>Available SF:</b> 129,928	<b>Office SF:</b> 5,288	<b>Minimum SF:</b> 129,928
<b>Constr. Status:</b> Plan/BTS	<b>Construction Type:</b> CTU	<b>Parking:</b> Ratio: 1.1:1 / Spaces: 144
<b>Region:</b> San Bernardino	<b>Specific Use:</b> Warehouse - Distribution	<b>Thomas Guide:</b> 641-E1
<b>Zoning:</b> M2	<b>Lot Size:</b> 248,727 SF / 5.71 AC	<b>APN #:</b> 1012-072-10
<b>Ground Level Drs:</b> 1	<b>Dock High:</b> 15	<b>Clear Height:</b> 32
<b>Sprinklered:</b> ESFR	<b>Yard:</b> Yes - Fenced	<b>Amps:</b> 400
<b>Finished Ofc Mezz:</b> TBD	<b>Unfinished Mezz:</b> TBD	<b>Volts:</b> 277-480
<b>Include in Avail:</b> No	<b>Include in Avail:</b> No	<b>Phase:</b> 3 <b>Wire:</b> 4
<b>Rail Service:</b> None	<b>Heating/Cooling:</b> Yes / Yes	
<b>Listing Company:</b> Newmark Grubb Knight Frank		<b>To Show:</b> Call Agent
<b>Agents:</b> Randy Lockhart (909) 974-4067, Steve Sprenger (909) 974-4080		
<b>Listing #:</b> 1288441	<b>Listing Date:</b> 08/29/2014	<b>FTCF:</b> CB000N000S000/AOAA
<b>Notes:</b> Offices, Power, ETC. Can Be Built To Suit. Borders New Ramona Avenue Bridge. Centrally Located Between 60 & 10 Freeways		

