

# ±71,864 SF FOR SALE OR LEASE

4951 Holt Blvd., Montclair, California

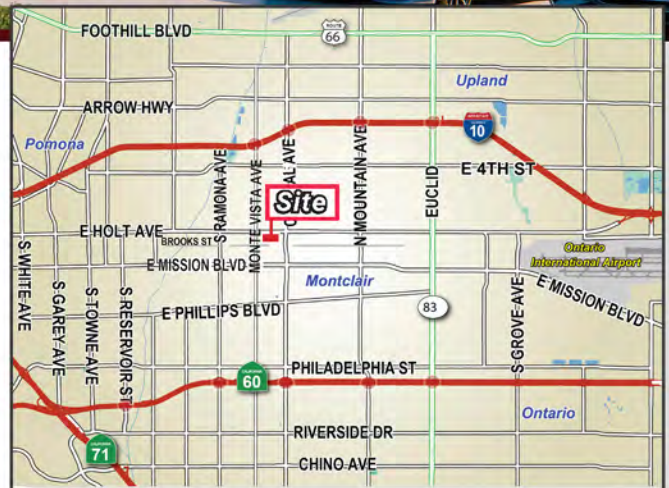
Completed &  
Ready for Occupancy

“JUST LEASED - CALL FOR DETAILS”



## Property Highlights

- **LEASE OPTION TO BUY AVAILABLE**
- High image freestanding industrial building
- Situated on ± 3.09 acres
- ± 6,000 SF two story offices
- Fully secured 153' truck court
- 7 dock high doors (plus 1 knock out panel)
- 1 ground level ramp
- 30' minimum clear height
- 52' x 60' typical bay spacing
- ESFR sprinkler system (K25 heads)
- Fiber optic available through Frontier Communications
- 800 amps, 277/480 volt power (expandable to 1,200 amps)
- 7" thick concrete slab with 4,000 PSI
- Polar ply under roof insulation
- Centrally located in proximity to the I-10 & 60 freeway



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