

# ± 50,785 SF FOR LEASE

508 S. Palmetto Avenue, Ontario, California

October 1, 2020  
Completion

35' Clearance  
33% More Capacity\*



## Property Highlights

- High image freestanding industrial building
- Situated on ± 2.13 acres
- 7" slab floor, 4,000 PSI
- ± 3,460 SF two story offices
- Fully secured 139' concrete truck court
- HD quality security system w/ 12 cameras
- Two street access w/ motorized gates
- 4 dock high doors (equipped w/ mechanical pit levelers)
- 1 ground level ramp
- **35'-40' minimum clear height (37' average clear height)**
- Racking plans available for both dry & cold storage (designed by SNC Solutions)
- 52' x 60' typical bay spacing
- ESFR sprinkler system (K22.4 heads)
- 400 amps, 277/480 volt power (expandable to 1,200 amps)
- Centrally located in proximity to the I-10 & 60 freeway



*\*compared to a 24' clear ordinary hazard sprinkler system building of the same footprint.*

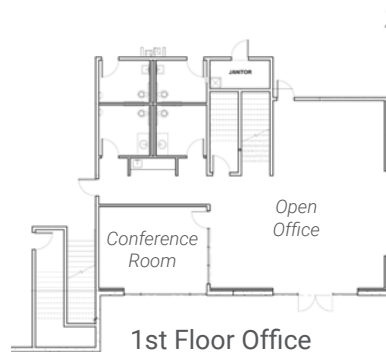


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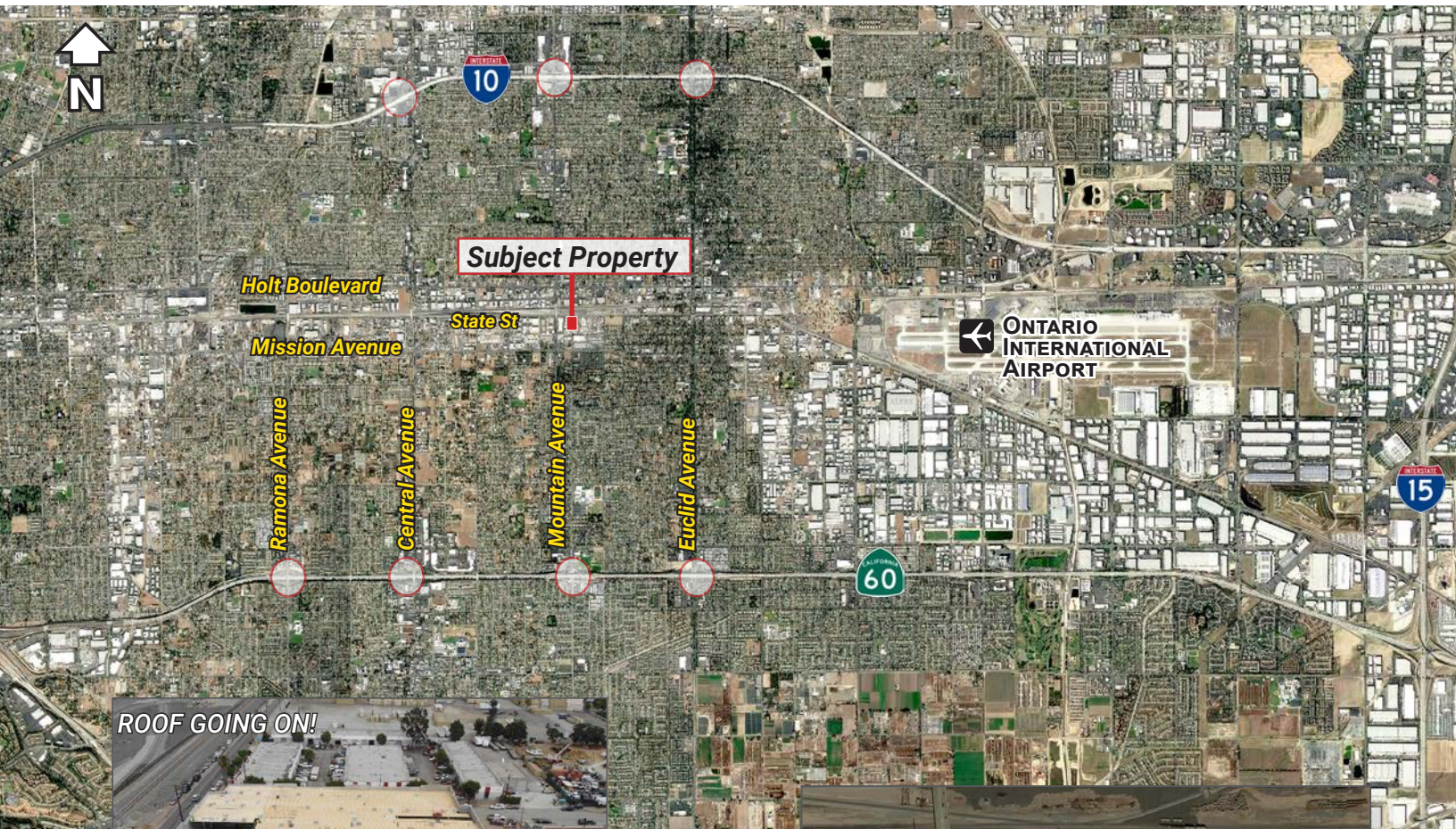
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ROOF GOING ON!



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