

PEPPER GROVE BUSINESS PARK
1609 GROVE AVENUE / 1240-1260 E. LOCUST ST.
ONTARIO, CA 91761



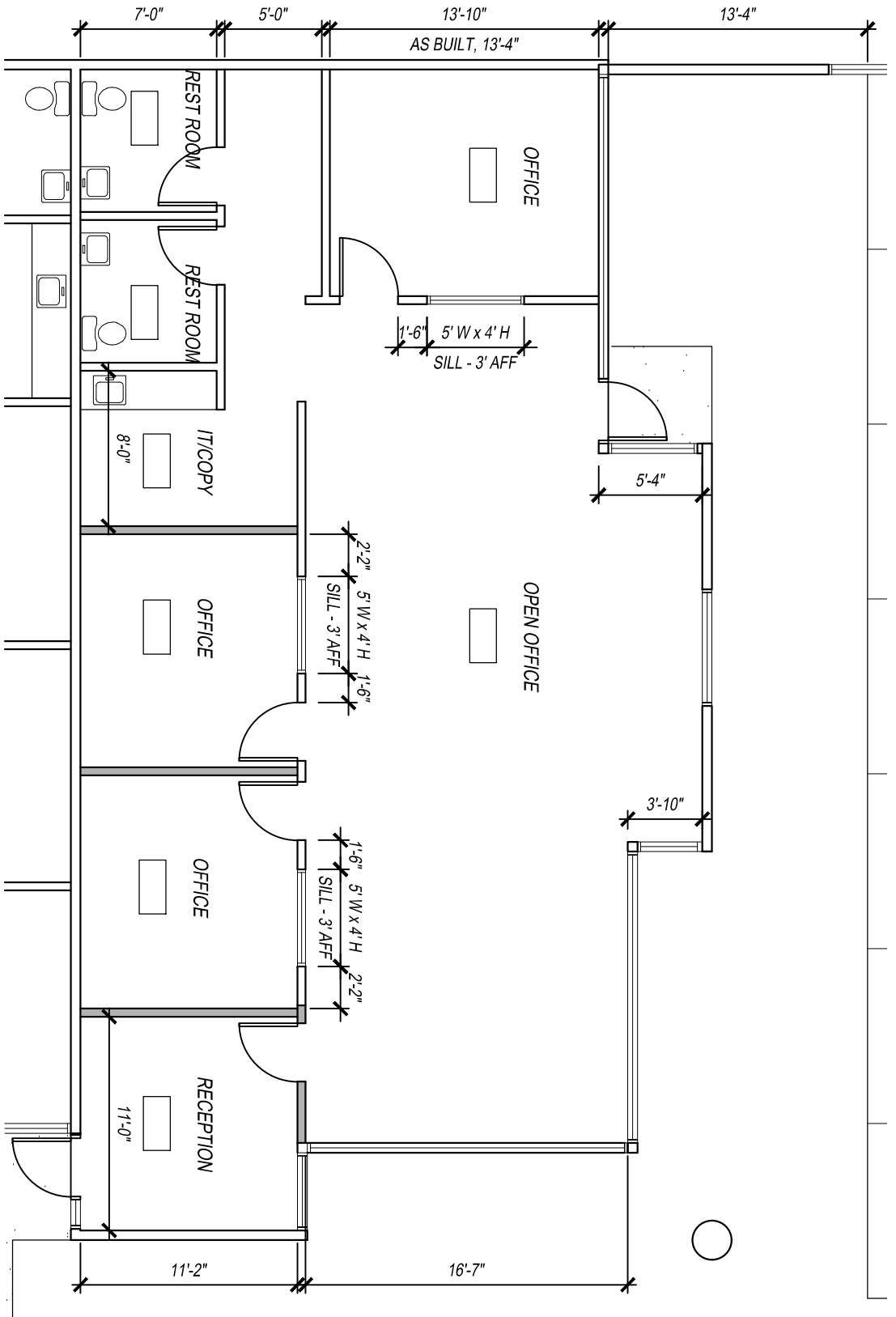
84,571 square foot Business Park on Grove Avenue between the 60 and 10 freeways. Well-maintained Park with ample parking, sprinkler system, approx. 18-24 clear height, dock high and 12X14 ground level doors. Each unit has 200 amps of 3-phase power. M-2.5 zoning. Most units have been completely remodeled and have energy efficient lighting and efficient HVAC systems.

SPACE AVAILABLE

<u>Building/suite</u>	<u>Square Foot</u>	<u>Rate</u>	<u>Available</u>	<u>Unit Description</u>
<u>1609 Grove Avenue</u>				
Suite 112	1,950	\$1.50	March 1	All office corner suite with reception, 3 private offices, large open bullpen, kitchen and two restrooms. Plenty of natural light. Private entrance with parking directly in front of suite.
<u>1240 E. Locust Street</u>				
Nothing Available				
<u>1260 E. Locust Street</u>				
Nothing Available				

*CAM = \$0.14 PSF

For More Information Call: Ned Geoghegan (818) 519-0592.



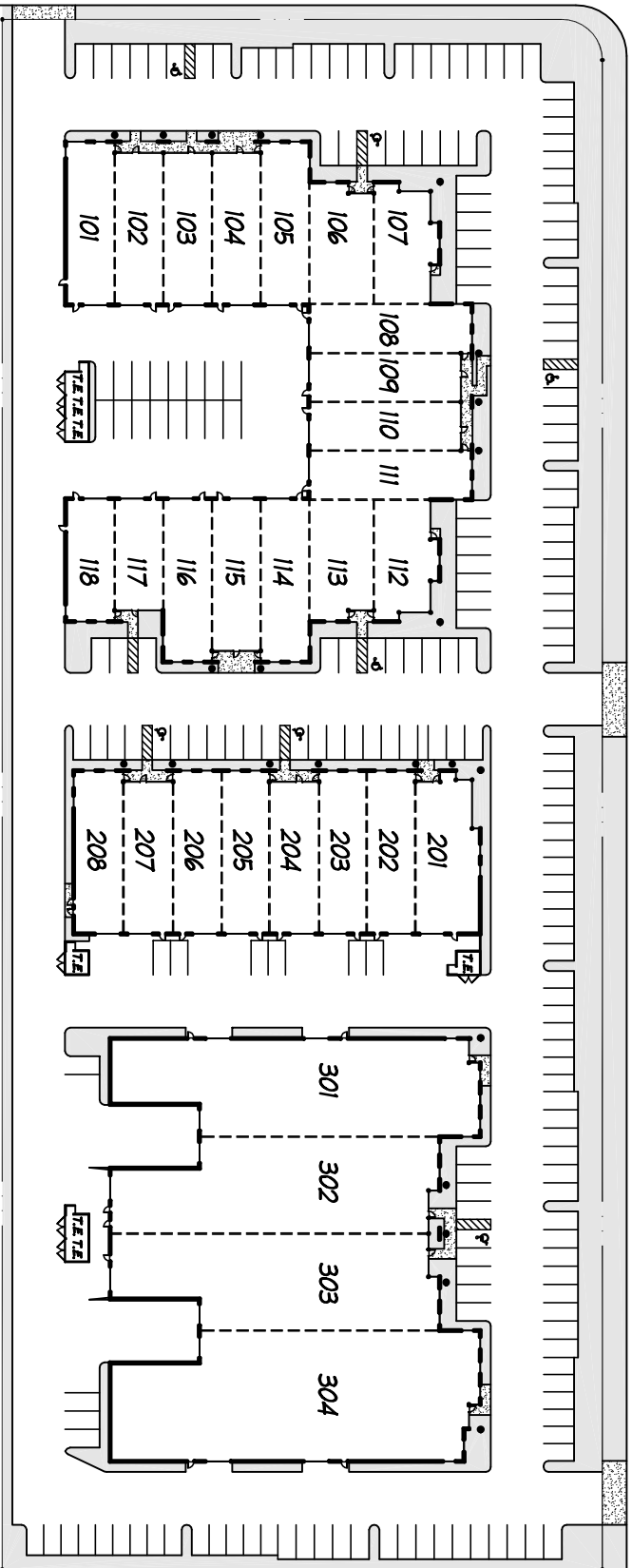
PEPPER GROVE BUSINESS CENTER - SUITE 112

1609 Grove Ave ONTARIO, CA

Scale: 1/8" = 1'-0"

EAST LOCUST STREET

SOUTH GROVE AVE



PEPPER GROVE BUSINESS CENTER

ONTARIO, CA

