

Ontario Commerce Park II

± 133,400 SF MULTI-TENANT INDUSTRIAL & DISTRIBUTION PARK



Leased Investment Opportunity

720, 740, 760 & 780 S. MILLIKEN AVENUE
ONTARIO, CA

Voit
REAL ESTATE SERVICES

EXECUTIVE SUMMARY



The Offering

Voit Real Estate Services has been retained as the exclusive advisor to offer for sale Ontario Commerce Park II, located at 720, 740, 760 and 780 S Milliken Ave. (The "Property") in Ontario, CA. The 133,400 Sq. Ft. project consists of four (4) free-standing buildings divisible into nineteen (19) individual units with flexible sizes ranging from 1,624 Sq. Ft. to 50,976 Sq. Ft. The buildings located at 720 and 780 S Milliken Avenue total 31,448 Sq. Ft. and feature major street visibility, grade level loading and 16' of warehouse clearance. The 740 and 760 S Milliken Avenue buildings total 101,952 Sq. Ft. and offer 25' - 26' of warehouse clearance, dock high loading and grade level ramps. The Ontario Commerce Park II also offers abundant on site parking, excellent vehicle circulation and is situated in two legal parcels, providing flexibility in future sale strategies.

The Ontario Commerce Park II is centrally located in the city of Ontario in the Inland Empire West submarket. The Inland Empire West is one of the most desirable business locations in the United States in terms of population growth, job creation, affordability and logistics advantages. These factors continue to drive strong industrial demand in the submarket and keeping vacancy at a low 2.54% in the Inland Empire West submarket, and an even lower vacancy rate of 2.03% in the city of Ontario.

The project is situated in the heart of the California Commerce Center, Ontario's premier master planned industrial development. Located just north

of the northwest corner of Milliken Avenue and Santa Ana, the property features 477 linear feet of frontage on Milliken Avenue, and offers immediate access to the Santa Monica (I-10), Ontario (I-15) and Pomona (SR-60) Freeways, as well as convenient access to the Ontario Airport (3.0 miles), John Wayne Airport (42 miles), Los Angeles International Airport (58 miles) and the Ports of Los Angeles & Long Beach (62 miles).

With historically high occupancy and existing lease rates significantly below market rent, the Ontario Commerce Park II offers the investor opportunity to enhance value through increasing rents to market levels at lease expiration.

FINANCIAL HIGHLIGHTS

Purchase Price	OFFERED UNPRICED
Net Operating Income Year 1	\$711,790*
Net Operating Income Year 2	\$744,436*

* Based on current Property Tax Assessment

INVESTMENT HIGHLIGHTS

Executive Summary

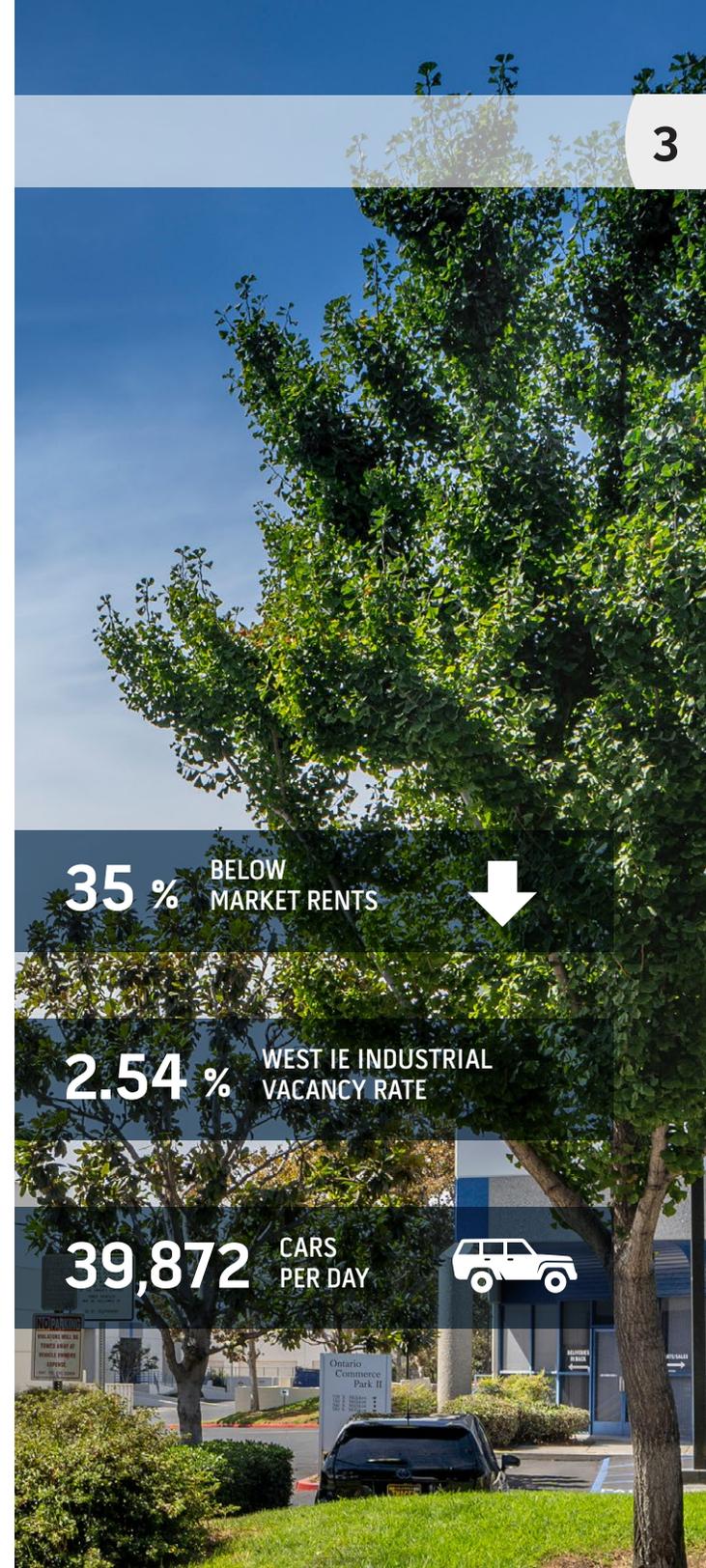
- Located in the highly desirable West Inland Empire industrial submarket, this strategically located project has historically enjoyed high occupancy rates.
- A Value-Add opportunity with existing rents averaging 35% below market rates creating the opportunity to significantly increase lease rates at lease expiration.
- An abundance of desirable features including a high identity location grade level and dock high loading positions, and 16' to 26' warehouse clear heights.
- Desirable unit sizes that can easily accommodate tenant expansion and contraction within the project, resulting in excellent tenant retention.
- The project has recently undergone extensive renovations, some of which include landscaping upgrades, HVAC replacements and asphalt reseal and restriping.
- Situated mature submarket with limited new development opportunities, the project will trade at a fraction of the replacement cost of the project.
- Low finish industrial units with low costs on retenancing and turnover.
- Offering 477 linear feet of frontage on in Milliken Ave. a major thoroughfare with a daily traffic count of 39,872 cars per day (as of 2014) which provides excellent street signage and identity.
- Situated in a historically strong submarket with a low current vacancy rate of 2.54% and an even lower vacancy rate of 2.03% in the city of Ontario.
- Strategically located with convenient access to the Santa Monica (I-10), Ontario (I-15) and Pomona (SR-60) Freeways, as well as convenient access to the Ontario Airport (3.0 miles), John Wayne Airport (42 miles), Los Angeles Airport (58 miles) and the Ports of Los Angeles & Long Beach (62 miles).

35% BELOW MARKET RENTS



2.54% WEST IE INDUSTRIAL VACANCY RATE

39,872 CARS PER DAY



PROPERTY DESCRIPTION

720, 740, 760 & 780 S Milliken Ave.
Ontario, CA

Year Built: 1989

Total Rentable Area: ± 133,400 SF

Building Type: Two (2) grade level multi-tenant industrial buildings and two (2) multi-tenant distribution buildings, constructed of reinforced concrete tilt-wall panels on reinforced concrete slab on grad foundations.

Number of Units: Thirteen (13)

Number of Buildings: Four (4)

Floors: 1

Unit Size Ranges: 1,624 Sq. Ft. to 50,976 Sq. Ft.

Assessor's Parcel Numbers: 0211-222-35, 0211-222-36

Land Area: 6.34 Acres (277,242 SF)

Zoning: Planned Industrial

Electrical: Varies Per Unit

Parking STALLS: 273 on Site (2:1000)

Site Coverage: 48%

Office BUILDOUT: 10% - 15%, Estimated

Loading: Sixteen (16) Grade Level Doors and Nine (9) Dock High Doors

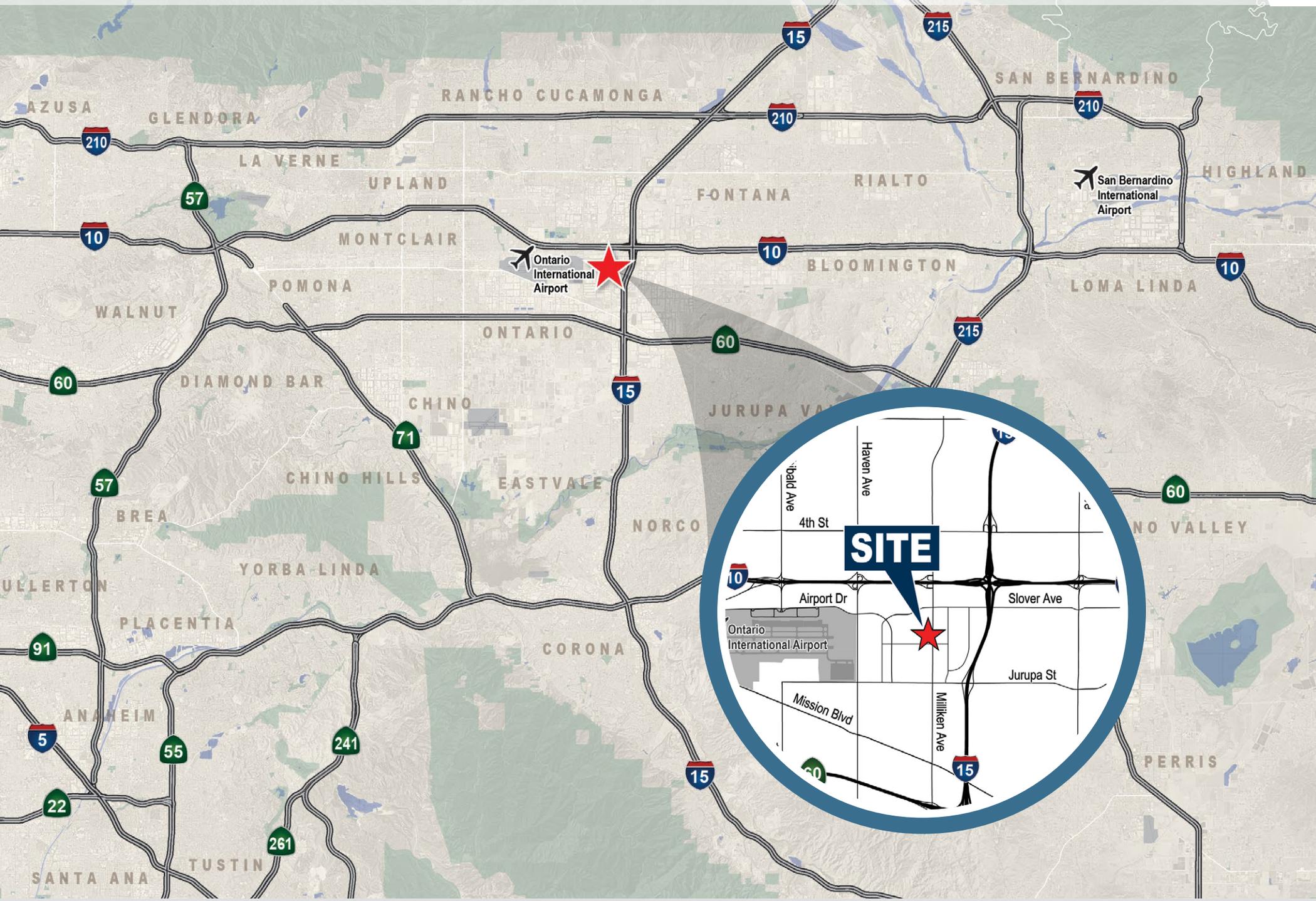
Clear Height: ±16' - 26'

Fire Sprinklers: Yes (.50 GPM/2000 sq ft)

BUILDING SUMMARY	720	740	760	780
Total Building Area	15,749	50,976	50,976	15,699
Total Units	7	3	3	6
Number Of Current Tenants	2	2	1	4
Size Ranges (Sq. Ft.)	1,722 - 8,573	17,976 - 50,976	17,976 - 50,976	1,776 - 5,035
Approx. Office Area	20%	10%	10%	20%
Warehouse Clearance Height	16'	25' - 26'	25' - 26'	16'
Loading	Six (6) Grade Level	Three (3) Grade Level Four (4) Dock High	One (1) Grade Level Five (5) Dock High	Five (5) Grade Level

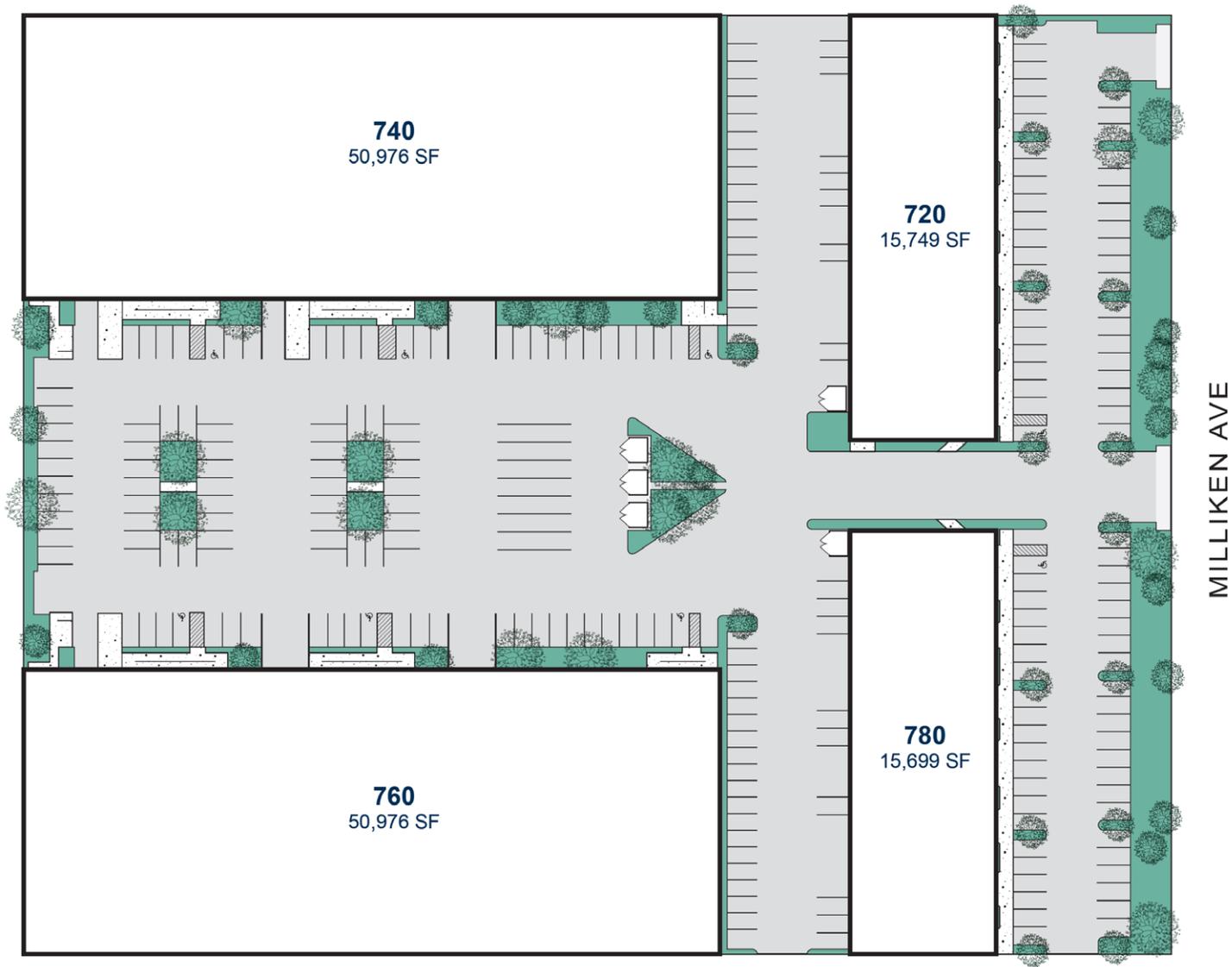
*Verify All Warehouse Clear Heights

LOCATION MAP



SITE PLAN

Ontario Commerce Park II
720, 740, 760 & 780 S Milliken Ave.
Ontario, CA



AERIAL

Ontario Commerce Park II
720, 740, 760 & 780 S Milliken Ave.
Ontario, CA



Milliken Ave



Multi-Tenant Industrial & Distribution Park Leased Investment Opportunity

TOTALING ±133,400 SF

EXCLUSIVELY PRESENTED BY:

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