

ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE & 2580 E PHILADELPHIA • ONTARIO, CA



ARCHIBALD FREEWAY CENTER

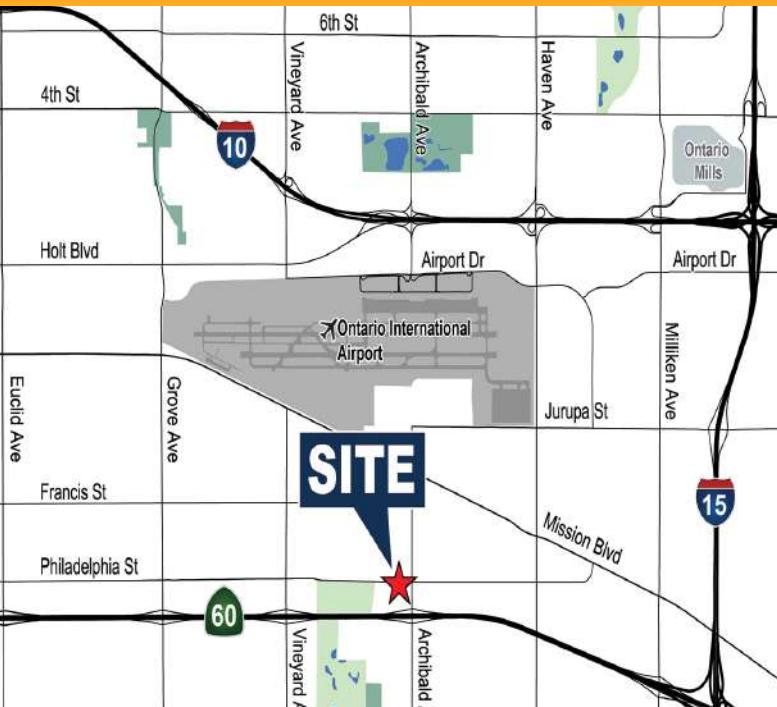
2260 S ARCHIBALD AVE & 2580 E PHILADELPHIA • ONTARIO, CA

PHILADELPHIA ST



Address	Suites	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
2260 S Archibald Ave	A	±6,784	±1,089	TBD/ \$0.51 Opex	1 DH / 1 GL
2260 S Archibald Ave	B	±6,309	±826	TBD/ \$0.51 Opex	1 DH / 1 GL
2580 E Philadelphia Ave	E	±7,766	±1,081	TBD/ \$0.52 Opex	1 DH / 1 GL

ARCHIBALD FREEWAY CENTER



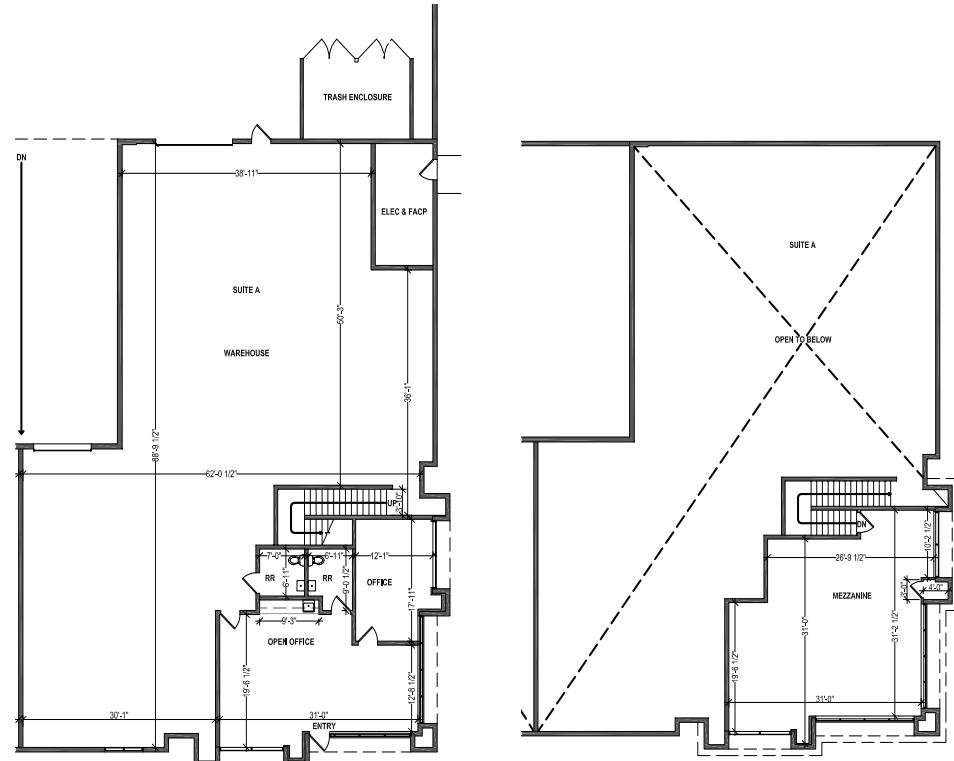
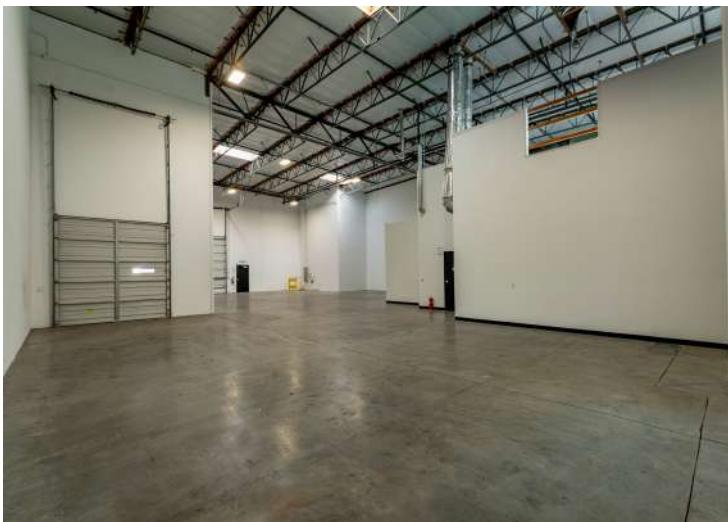
Situated along S. Archibald Ave, the Archibald Freeway Center offers excellent visibility and accessibility in a 69,467 square-foot business park. This professionally managed, high-image property provides leasing options ranging from 6,184 to 11,168 square feet, with each suite including a dock high door and ground level door. Office space and mezzanine space for light storage all included within the square footage of each suite.

The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Suites feature a clear height of 25 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.



ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE, STE A • ONTARIO, CA



First Floor

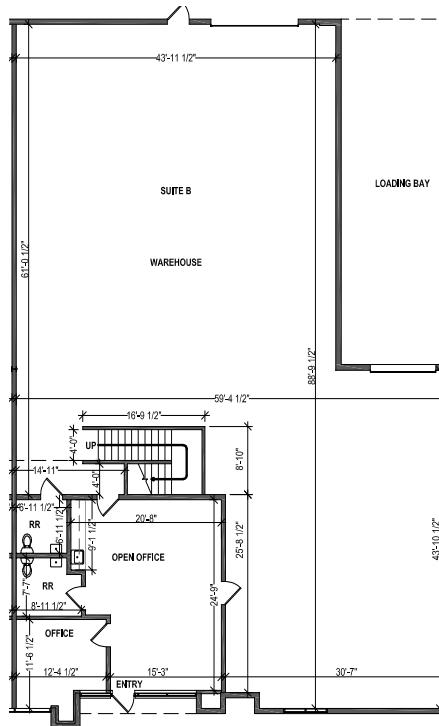
Mezzanine

PROPERTY HIGHLIGHTS

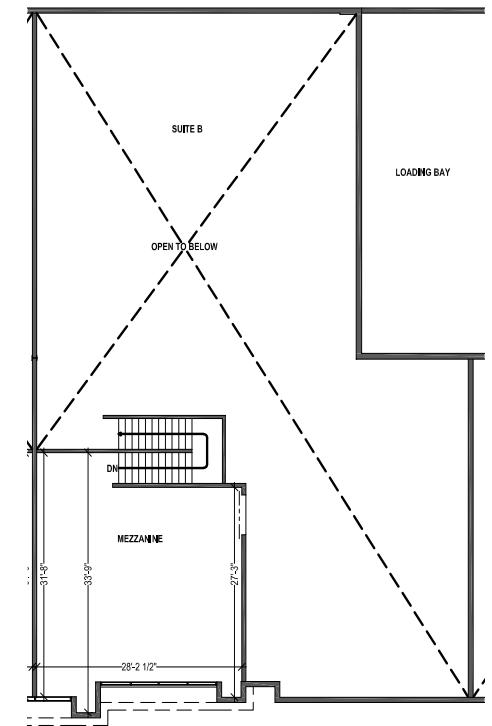
- ±6,784 SF Total Square Footage
- 25' Minimum Clear Height
- ±1,089 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ARCHIBALD FREEWAY CENTER

2260 S ARCHIBALD AVE, STE B • ONTARIO, CA



First Floor



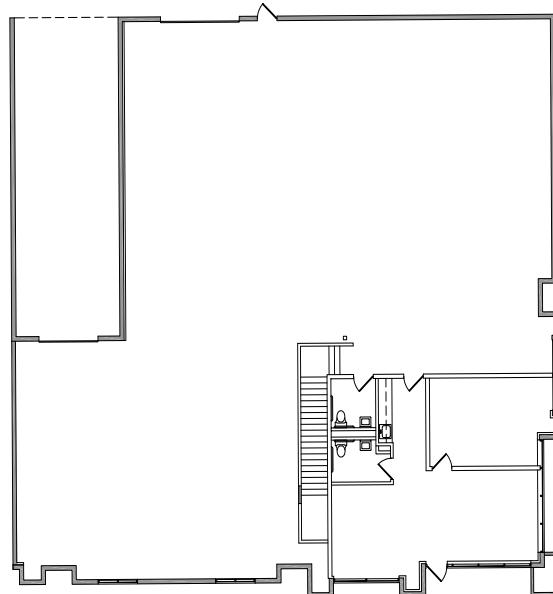
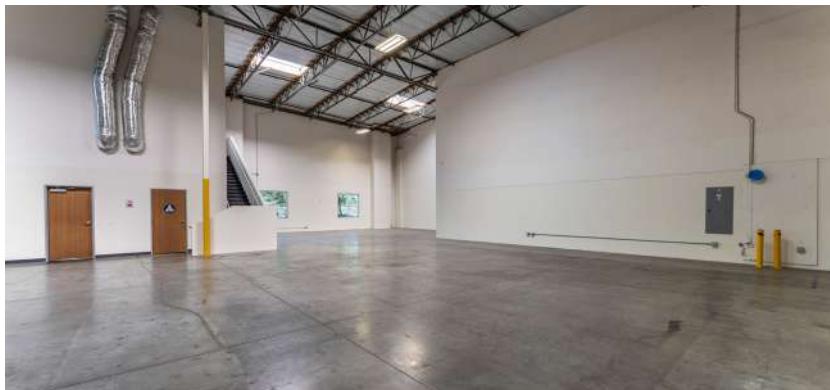
Mezzanine

PROPERTY HIGHLIGHTS

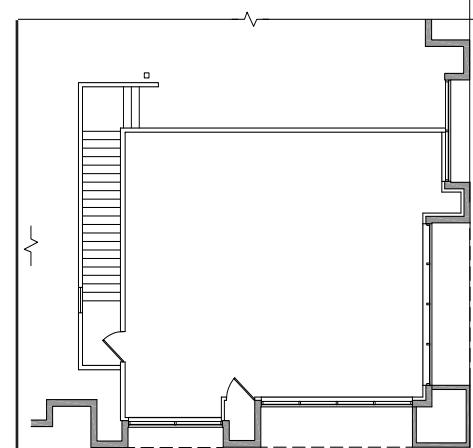
- ±6,309 SF Total Square Footage
- 25' Minimum Clear Height
- ±826 SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ARCHIBALD FREEWAY CENTER

2580 E PHILADELPHIA ST, STE E • ONTARIO, CA



First Floor

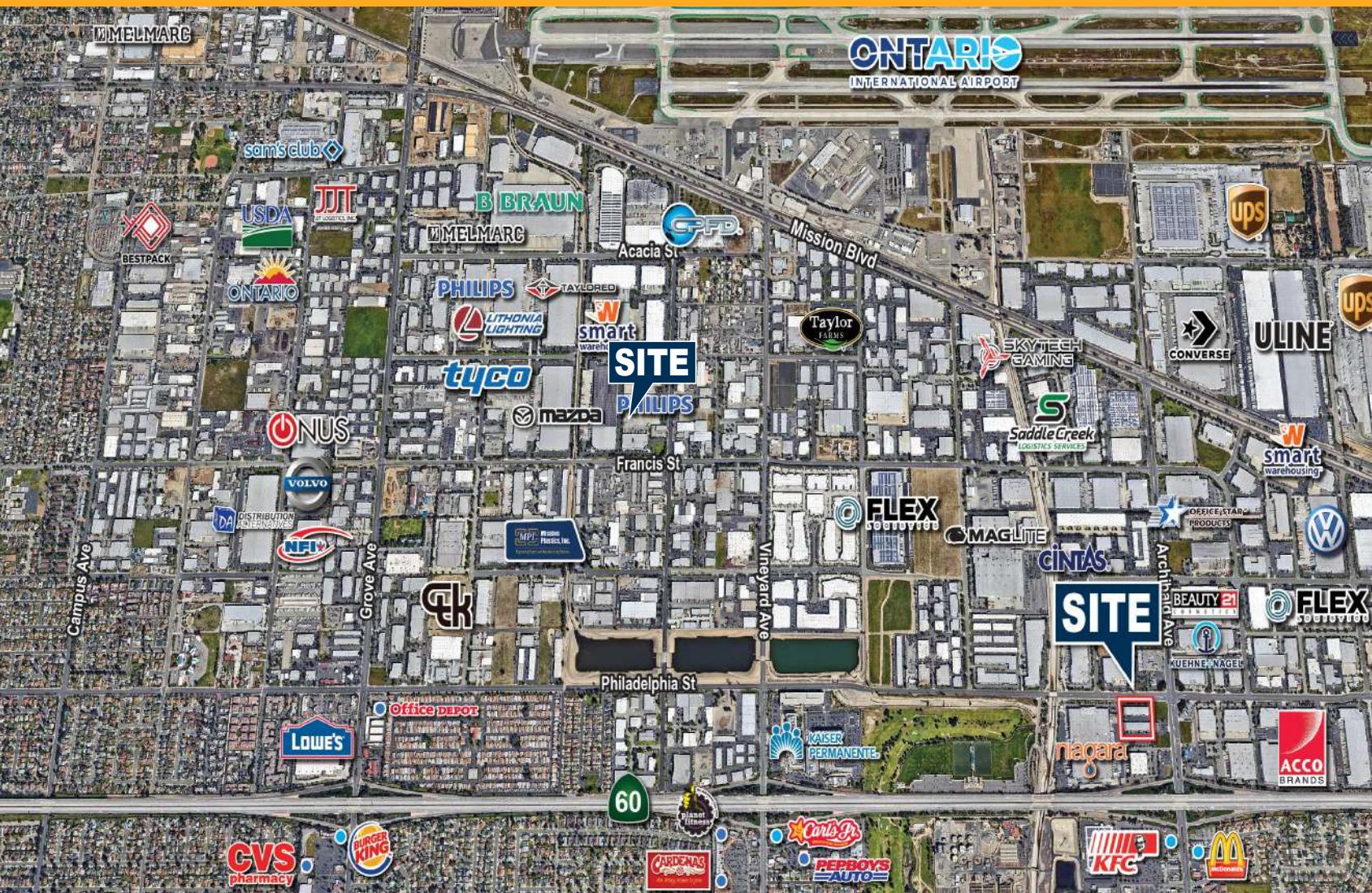


Mezzanine

PROPERTY HIGHLIGHTS

- $\pm 7,766$ SF Total Square Footage
- 25' Minimum Clear Height
- $\pm 1,081$ SF Office Area
- Two (2) Private Restrooms
- Fully Sprinklered
- 1 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

ARCHIBALD FREEWAY CENTER



1 Miles
to 60 Freeway

2 Miles
to Interstate 15

5 Miles
to 10 Freeway

3 Miles
to Ontario International Airport

40 Miles
to John Wayne Airport

58 Miles
to LAX Airport

57 Miles
to the Ports of
Los Angeles &
Long Beach

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

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