
Industrial Property Report

March 2010

2/24/2010

PREPARED BY:



Montclair Chamber of Commerce

5111 Benito St
Montclair, CA 91763

Melinda Flores

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City of Montclair

1 686-704 Allen St - Allen Street Bus Park, Bldg 4

San Bernardino, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 2001**
Building Size: **79,029 SF**
Land Area: **3.62 AC**
Stories: **1**
Parking: **Free Surface Spaces; Ratio of 2.00/1,000 SF**
For Sale: **For Sale at \$6,559,407 (\$83.00/SF) - Active**

Space Avail: **37,985 SF**
Max Contig: **37,985 SF**
Smallest Space: **37,985 SF**
Rent/SF/Mo: **\$0.32**
% Leased: **51.9%**



Sales Company: **CB Richard Ellis: Kevin McKenna (951) 256-2020**
Landlord Rep: **CB Richard Ellis / Kevin McKenna 951-256-2020 / Grant Ross 951-256-2020 -- 37,985 SF /3,500 ofc (37,985 SF)**

Building Notes:

This freestanding building with access to 215 freeway is located on a cul-de-sac.

.60 GPM/3,000 SF calculated sprinkler system.

2 4600-4606 Arrow Hwy

Montclair, CA 91763
San Bernardino County

Building Type: **Class A Warehouse**
Building Status: **Built Nov 2005**
Building Size: **17,963 SF**
Land Area: **1.30 AC**
Stories: **1**
Parking: **Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **4,120 SF**
Max Contig: **4,120 SF**
Smallest Space: **4,120 SF**
Rent/SF/Mo: **\$0.64**
% Leased: **100%**



Landlord Rep: **Bob Wright Industrial Props., Inc. / Mitchell E. Wright 909-598-2811 -- 4,120 SF /560 ofc (4,120 SF)**

Building Notes:

Features clear span warehouse and access to the 210 & 60 Freeways.

City of Montclair

3 5440 Arrow Hwy

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 2008**
Building Size: **22,400 SF**
Land Area: **1.10 AC**
Stories: **1**
Parking: **Ratio of 4.00/1,000 SF**
For Sale: **For Sale at \$2,441,600 (\$109.00/SF) - Active**

Space Avail: **22,400 SF**
Max Contig: **22,400 SF**
Smallest Space: **22,400 SF**
Rent/SF/Mo: **For Sale Only**
% Leased: **0%**



Sales Company: **Lee & Associates: Todd Launchbaugh (909) 989-7771 x148, Mark White (909) 373-2727, Justin Leewood (909) 373-2989**
Lee & Associates: Todd Launchbaugh (909) 989-7771 x148, Mark White (909) 373-2727, Justin Leewood (909) 373-2989

Landlord Rep: *Company information unavailable at this time*

4 5512 Arrow Hwy

Arrow Hwy & Central Ave
Montclair, CA 91763
San Bernardino County

Building Type: **Class C Service**
Building Status: **Built 2008**
Building Size: **15,679 SF**
Land Area: **2.20 AC**
Stories: **1**
Parking: **Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Mo: **-**
% Leased: **100%**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

Part of auto center complex near the Montclair Plaza. 4 blocks from the 10 freeway. Features oversized roll-up doors, frontage on Arrow Hwy and 4:1 parking. 450,000 population within 5 miles.

5 5549 Arrow Hwy - N Montclair Business Park, Bldg B

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built Jun 2005**
Building Size: **13,200 SF**
Land Area: **0.60 AC**
Stories: **1**
Parking: **30 Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **1,452 SF**
Max Contig: **1,452 SF**
Smallest Space: **1,452 SF**
Rent/SF/Mo: **\$0.75**
% Leased: **89.0%**



Landlord Rep: **CB Richard Ellis / Erik Wanland 909-418-2168 -- 1,452 SF (1,452 SF)**

Building Notes:

Property features expandable power to 800 amps and .45GPM/3000SF calculated sprinkler system.

City of Montclair

6 5577 Arrow Hwy - N Montclair Business Park, Bldg B

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Showroom**
Building Status: **Proposed**
Building Size: **6,346 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **6,346 SF**
Max Contig: **6,346 SF**
Smallest Space: **6,346 SF**
Rent/SF/Mo: **Negotiable**
% Leased: **100%**



Landlord Rep: **CB Richard Ellis / Erik Wanland 909-418-2168 -- 6,346 SF (6,346 SF)**

7 5650 Arrow Hwy - Arrow Industrial Park

Montclair, CA 91763
San Bernardino County

Building Type: **Warehouse**
Building Status: **Existing**
Building Size: **9,500 SF**
Land Area: -
Stories: **1**
Parking: **Free Surface Spaces; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,480 SF**
Max Contig: **2,800 SF**
Smallest Space: **2,680 SF**
Rent/SF/Mo: **\$0.49-\$0.69**
% Leased: **42.3%**



Landlord Rep: **Martin Associates Brokerage / Erin Lagomarsino 951-684-1251 -- 5,480 SF /510 ofc (2,680-2,800 SF)**

8 8900 Benson Ave - Benson Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse**
Building Status: **Built 1975**
Building Size: **15,220 SF**
Land Area: **5.20 AC**
Stories: **1**
Expenses: **2008 Est Ops @ \$1.44/sf**
Parking: **50 free Surface Spaces are available; Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,200 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/Mo: **\$1.00**
% Leased: **92.1%**



Landlord Rep: **AIP Commercial Brokerage / Robin Treen 909-815-5500 -- 1,200 SF (1,200 SF)**

Building Notes:

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

City of Montclair

9 8926 Benson Ave - Benson Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **8,640 SF**
Building Status: **Built 1975** Max Contig: **7,200 SF**
Building Size: **16,953 SF** Smallest Space: **1,440 SF**
Land Area: **5.20 AC** Rent/SF/Mo: **\$0.65**
Stories: **1** % Leased: **49.0%**
Expenses: **2008 Est Ops @ \$1.41/sf**
Parking: **Free Surface Spaces; Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **AIP Commercial Brokerage / Robin Treen 909-815-5500 -- 8,640 SF (1,440 SF)**

Building Notes:

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

10 8940 Benson Ave - Benson Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **5,440 SF**
Building Status: **Built 1975** Max Contig: **1,600 SF**
Building Size: **13,760 SF** Smallest Space: **960 SF**
Land Area: **5.20 AC** Rent/SF/Mo: **\$0.45-\$0.65**
Stories: **1** % Leased: **60.5%**
Parking: **44 free Surface Spaces are available; Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **AIP Commercial Brokerage / Robin Treen 909-815-5500 -- 5,440 SF (960-1,600 SF)**

Building Notes:

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

11 8966 Benson Ave - Benson Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Manufacturing** Space Avail: **3,040 SF**
Building Status: **Built 1975** Max Contig: **1,600 SF**
Building Size: **15,781 SF** Smallest Space: **1,440 SF**
Land Area: **5.20 AC** Rent/SF/Mo: **\$0.65**
Stories: **1** % Leased: **80.7%**
Expenses: **2008 Combined Tax/Ops @ \$1.53/sf**
Parking: **Free Surface Spaces; Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **AIP Commercial Brokerage / Robin Treen 909-815-5500 -- 3,040 SF (1,440-1,600 SF)**

Building Notes:

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

City of Montclair

12 9004 Benson Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **0 SF**
Building Status: **Built 1978** Max Contig: **0 SF**
Building Size: **11,875 SF** Smallest Space: -
Land Area: **1.03 AC** Rent/SF/Mo: -
Stories: **1** % Leased: **100%**
Parking: **25 Surface Spaces are available**
For Sale: **Not For Sale**



Landlord Rep: **Grubb & Ellis / David C. Lachoff, 00322957 310-235-2932**

13 9014 Benson Ave - Montclair Shopping Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Service (Strip Ctr)** Space Avail: **1,200 SF**
Building Status: **Built 1978** Max Contig: **1,200 SF**
Building Size: **6,000 SF** Smallest Space: **1,200 SF**
Land Area: **0.53 AC** Rent/SF/Mo: **\$1.25**
Stories: **1** % Leased: **80.0%**
Parking: **20 Surface Spaces are available; Ratio of 2.34/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Westland Industries / Yanki Greenspan 310-639-5085 -- 1,200 SF (1,200 SF)**

14 135 N Benson Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Industrial** Space Avail: **0 SF**
Building Status: **Built Apr 2001** Max Contig: **0 SF**
Building Size: **16,080 SF** Smallest Space: -
Land Area: - Rent/SF/Mo: -
Stories: **1** % Leased: **100%**
Parking: **34 Surface Spaces are available**
For Sale: **Not For Sale**



Landlord Rep: **Casa De Oak / Todd Allen 909-949-0928**

City of Montclair

15 4382-4392 Brooks St

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Service**
Building Status: **Built 1986**
Building Size: **30,000 SF**
Land Area: **1.23 AC**
Stories: **1**
Parking: **4 Reserved Spaces are available**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: **Delmar Commercial R.E. Services / Robert Jimenez 909-945-4598x240**

Building Notes:

Building close to Holt Boulevard.

16 4438 Brooks St - Crown Center, Bldg IV

Montclair, CA 91763
San Bernardino County

Building Type: **Warehouse**
Building Status: **Built 1990**
Building Size: **13,974 SF**
Land Area: -
Stories: **1**
Parking: **52 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: **Hunsaker Management, Inc. / Mike Malone 949-863-1390x211**

17 4603 Brooks St - Brooks Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 1973**
Building Size: **9,999 SF**
Land Area: **2.93 AC**
Stories: **1**
Parking: **25 free Surface Spaces are available; Ratio of 2.66/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/Mo: **\$0.90**
% Leased: **30.0%**



Landlord Rep: *Company information unavailable at this time*

City of Montclair

18 4620-4640 Brooks St

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **3,500 SF**
Building Status: **Built 1962** Max Contig: **3,500 SF**
Building Size: **10,800 SF** Smallest Space: **3,500 SF**
Land Area: **0.73 AC** Rent/SF/Mo: **\$0.42**
Stories: **1** % Leased: **100%**
Parking: **27 Surface Spaces are available; Ratio of 2.50/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **iProperty Management & Investments / Inge Hobo-Scheinfarb 310-559-4764 -- 3,500 SF (3,500 SF)**

Building Notes:

Building is on a 1.1 acre parcel.

19 4671-4691 Brooks St - Brooks Industrial Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **7,838 SF**
Building Status: **Built 1980** Max Contig: **4,830 SF**
Building Size: **44,389 SF** Smallest Space: **3,008 SF**
Land Area: **2.50 AC** Rent/SF/Mo: **\$0.62**
Stories: **1** % Leased: **82.3%**
Parking: **35 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **S & D Associates / Douglas Ferrieri 714-997-7956 / Damian Porreca 714-997-7956 / Dale Conner 714-997-7956 -- 7,838 SF (3,008-4,830 SF)**

20 4697-4715 Brooks St - Montclair Business Park South

AKA 4701-4761 Holt

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Service** Space Avail: **1,750 SF**
Building Status: **Built 1969, Renov 1980** Max Contig: **1,000 SF**
Building Size: **9,900 SF** Smallest Space: **750 SF**
Land Area: **8.90 AC** Rent/SF/Mo: **\$0.67-\$0.85**
Stories: **1** % Leased: **82.3%**
Parking: **20 Surface Spaces are available; Ratio of 2.13/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Kenski Properties, Inc. / Linda Kenski 562-856-3658 -- 1,750 SF (750-1,000 SF)**

City of Montclair

21 4773 Brooks St

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Manufacturing** Space Avail: **8,870 SF**
Building Status: **Built 1989** Max Contig: **4,600 SF**
Building Size: **33,000 SF** Smallest Space: **1,750 SF**
Land Area: **1.47 AC** Rent/SF/Mo: **\$0.64**
Stories: **1** % Leased: **73.1%**
Parking: **60 Surface Spaces are available; Ratio of 1.80/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Shafer Magnetics / Dan Shafer 909-626-2722 -- 8,870 SF (1,750-4,600 SF)**

Building Notes:

4773 Brooks St. is a fully improved flex building with a 2nd floor lunch room. The property totals approximately 33,000sf and is able to accommodate multiple tenants. There is a property manager on site as well as air conditioning throughout the building. In addition, the property features ample on-site parking.

22 5055 Brooks St - Bldg F

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **0 SF**
Building Status: **Built 1988** Max Contig: **0 SF**
Building Size: **6,000 SF** Smallest Space: **-**
Land Area: **0.50 AC** Rent/SF/Mo: **-**
Stories: **1** % Leased: **100%**
Parking: **15 free Surface Spaces are available; Ratio of 2.56/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean 909-945-4595x237**

Building Notes:

5055 Brooks St. is a freestanding industrial building that was recently renovated.

23 5199 Brooks St - Montclair Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **6,875 SF**
Building Status: **Built 1987** Max Contig: **2,375 SF**
Building Size: **15,370 SF** Smallest Space: **1,500 SF**
Land Area: **1.01 AC** Rent/SF/Mo: **\$0.60**
Stories: **1** % Leased: **55.3%**
Parking: **40 Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **S & D Associates / Damian Porreca 714-997-7956 / Dale Conner 714-997-7956 / Douglas Ferrieri 714-997-7956 -- 6,875 SF (1,500-2,375 SF)**

City of Montclair

24 5377 Brooks St - Brooks Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Manufacturing** Space Avail: **6,630 SF**
Building Status: **Built Feb 2004** Max Contig: **6,630 SF**
Building Size: **6,630 SF** Smallest Space: **6,630 SF**
Land Area: **0.38 AC** Rent/SF/Mo: **For Sale Only**
Stories: **1** % Leased: **0%**
Parking: **12 free Surface Spaces are available**
For Sale: **For Sale at \$987,870 (\$149.00/SF) - Active**



Sales Company: **RE/MAX Commercial Pacific: Mike Gross (818) 720-5294**
Landlord Rep: **Renken Consulting Group / 909-945-4598**
Leasing Company: **RE/MAX Commercial Pacific / Mike Gross 818-720-5294 -- 6,630 SF (6,630 SF)**

25 5430 Brooks St

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Manufacturing** Space Avail: **0 SF**
Building Status: **Built 1981** Max Contig: **0 SF**
Building Size: **7,924 SF** Smallest Space: **-**
Land Area: **0.41 AC** Rent/SF/Mo: **-**
Stories: **1** % Leased: **100%**
Parking: **6 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / Ray Schumaker 909-989-7771**

Building Notes:

July 2001: John P. Mulrooney (et al) purchased the building from Empire Maintenance. Both sides were represented in-house. For more information see COMPS report SBC-77133-08-0120.

26 5467 Brooks St - Brooks Business Center, Bldg 2 Phase III

Montclair, CA 91763
San Bernardino County

Building Type: **Warehouse** Space Avail: **0 SF**
Building Status: **Built Sep 2003** Max Contig: **0 SF**
Building Size: **30,178 SF** Smallest Space: **-**
Land Area: **1.40 AC** Rent/SF/Mo: **-**
Stories: **1** % Leased: **100%**
Parking: **30 Surface Spaces are available; Ratio of 1.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CB Richard Ellis / Kevin McKenna 951-256-2020**

Building Notes:

This freestanding building features wire electrical service.

City of Montclair

27 5520 Brooks St

Montclair, CA 91763
San Bernardino County

Building Type: **Industrial**
Building Status: **Built 1980**
Building Size: **7,715 SF**
Land Area: **0.41 AC**
Stories: **1**
Expenses: **1991 Combined Tax/Ops @ \$0.22/sf**
Parking: **15 Surface Spaces are available; Ratio of 1.94/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: **Kirker Industrial Properties (G.P.) / Bruce A. Kirker**

28 5525 Brooks St - Brooks Business Center, Lot 5

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built Jan 2001**
Building Size: **25,841 SF**
Land Area: **1.23 AC**
Stories: **1**
Parking: **20 Surface Spaces are available**
For Sale: **For Sale at \$2,558,259 (\$99.00/SF) - Active**

Space Avail: **25,841 SF**
Max Contig: **25,841 SF**
Smallest Space: **25,841 SF**
Rent/SF/Mo: **\$0.49**
% Leased: **0%**



Sales Company: **Ashwill Associates: Greg Ashwill (626) 854-3700 x128, Sean Sansone (626) 854-3700**

Landlord Rep: **Ashwill Associates / Sean Sansone 626-854-3700 / Greg Ashwill 626-854-3700x128 -- 25,841 SF /3,168 ofc (25,841 SF)**

Building Notes:

5/2001: Sunez 786 Holdings, represented by Grubb & Ellis, purchased the building. The seller, Montclair Chase Partners, Ltd., was represented by Colliers Seeley.

5525 Brooks St. features oversized yards for outside storage and access to 10 and 60 Freeways.

29 5569 Brooks St - Brooks Business Center II, Brooks Business Center II

Montclair, CA 91763
San Bernardino County

Building Type: **Industrial**
Building Status: **Built Aug 2002**
Building Size: **13,838 SF**
Land Area: **0.76 AC**
Stories: **1**
Parking: **20 free Surface Spaces are available; Ratio of 1.45/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: **CB Richard Ellis / Kevin McKenna 951-256-2020**

Building Notes:

June 2002: John Bartlett, represented by Grubb & Ellis, purchased the building, and Colliers Seeley/CB Richard Ellis represented the seller, Chase Partners Ltd. For more information, refer to Comps # SBC-19136-08-0220.

City of Montclair

30 5585 Brooks St - Brooks Business Center, Bldg 11 Phase III

Montclair, CA 91763
San Bernardino County

Building Type: **Warehouse**
Building Status: **Built Sep 2003**
Building Size: **13,885 SF**
Land Area: **0.60 AC**
Stories: **1**
Parking: **14 Surface Spaces are available; Ratio of 1.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: **CB Richard Ellis / Kevin McKenna 951-256-2020**

Building Notes:

This freestanding proposed building offers wire electrical service.

31 5157 Cliffwood Dr - Montclair Cliffwood Business Park, Montclair Cliffwood Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built Jun 2002**
Building Size: **12,274 SF**
Land Area: **0.68 AC**
Stories: **1**
Parking: **35 free Surface Spaces are available; Ratio of 3.17/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: **Grubb & Ellis / Steve Freshour 909-974-4059**

Building Notes:

03/03: Li Gong purchased the building from WF Construction, Inc. Grubb & Ellis represented both the buyer and the seller. Please reference Comps #SBC-22555-03-0320 for more information.

5157 Cliffwood Dr is a free standing, high image building featuring an exterior truckwell, GL loading and a fenced yard.

32 5186 Cliffwood Dr - Montclair Cliffwood Business Park, Montclair Cliffwood Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built Jun 2002**
Building Size: **11,542 SF**
Land Area: **0.64 AC**
Stories: **1**
Parking: **15 Surface Spaces are available; Ratio of 1.60/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: -
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

Building Notes:

Property includes a 750 SF mezzanine

City of Montclair

33 5201 Cliffwood Dr - Montclair Cliffwood Business Park, Montclair Cliffwood Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built Jun 2002**
Building Size: **18,200 SF**
Land Area: **0.98 AC**
Stories: **1**
Parking: **15 free Surface Spaces are available; Ratio of 0.94/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,000 SF**
Max Contig: **6,000 SF**
Smallest Space: **6,000 SF**
Rent/SF/Mo: **\$0.47**
% Leased: **67.0%**



Landlord Rep: **GM Properties, Inc. / Jason Jamison 562-696-2316x224 / Harry Lu 714-624-6316 -- 6,000 SF (6,000 SF)**

Building Notes:

07/02: M/M James Xiao Feng Xu & Wen Li, represented by Coldwell Banker George Realty, purchased the building. Grubb & Ellis represented the seller, WF Construction. Please reference Comps # SBC-26986-11-0220 for more information.

750 SF mezzanine

34 5587 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 2000**
Building Size: **64,819 SF**
Land Area: **1.85 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **1,125 SF**
Max Contig: **900 SF**
Smallest Space: **225 SF**
Rent/SF/Mo: **\$2.00**
% Leased: **100%**



Landlord Rep: **Public Storage, Inc. / Judy Eschman 818-244-8080x1581 -- 1,125 SF (225-900 SF)**

35 3992 Mission Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Industrial**
Building Status: **Built 2003**
Building Size: **19,860 SF**
Land Area: **0.92 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **19,860 SF**
Max Contig: **19,860 SF**
Smallest Space: **2,280 SF**
Rent/SF/Mo: **\$0.48**
% Leased: **100%**



Landlord Rep: **NAI Capital, Inc. / Nicholas Chang 909-937-4073 / Richard Lee 909-945-2339 -- 19,860 SF /2,025 ofc (2,280-6,890 SF)**

City of Montclair

36 4090 Mission Blvd - Crown Business Park, Bldg 11

Montclair, CA 91763
San Bernardino County

Building Type: **Warehouse**
Building Status: **Built 1990**
Building Size: **7,057 SF**
Land Area: **0.32 AC**
Stories: **1**
Parking: **14 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Mo: **-**
% Leased: **100%**



Landlord Rep: **Delmar Commercial R.E. Services / Robert Jimenez 909-945-4598x240**

Building Notes:

This is a small freestanding building with incandescent lighting.

37 4230 Mission Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Manufacturing**
Building Status: **Built 1953**
Building Size: **2,400 SF**
Land Area: **0.37 AC**
Stories: **1**
Parking: **20 free Surface Spaces are available; Ratio of 8.00/1,000 SF**
For Sale: **For Sale at \$480,000 (\$200.00/SF) - Active**

Space Avail: **2,400 SF**
Max Contig: **2,400 SF**
Smallest Space: **2,400 SF**
Rent/SF/Mo: **For Sale Only**
% Leased: **100%**



Sales Company: **Lee & Associates: Todd Launchbaugh (909) 989-7771 x148, Mark White (909) 373-2727**

Landlord Rep: *Company information unavailable at this time*

38 4238 Mission Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse**
Building Status: **Built 1950**
Building Size: **15,775 SF**
Land Area: **3 AC**
Stories: **1**
For Sale: **For Sale at \$2,125,000 (\$134.71/SF) - Active**

Space Avail: **15,775 SF**
Max Contig: **15,775 SF**
Smallest Space: **15,775 SF**
Rent/SF/Mo: **Negotiable**
% Leased: **100%**



Sales Company: **Lee & Associates: Todd Launchbaugh (909) 989-7771 x148, Mark White (909) 373-2727**

Landlord Rep: **Lee & Associates / Todd Launchbaugh 909-989-7771x148 / Mark White 909-373-2727 -- 15,775 SF (15,775 SF)**

Building Notes:

This property consists of 10,000 sf of office/retail space, 9,500 sf of light industrial warehouse space, and a 3-bedroom house.

City of Montclair

39 4624 Mission Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **18,141 SF**
Building Status: **Built 2003** Max Contig: **18,141 SF**
Building Size: **18,141 SF** Smallest Space: **18,141 SF**
Land Area: **1 AC** Rent/SF/Mo: **For Sale Only**
Stories: **1** % Leased: **0%**
Parking: **55 free Surface Spaces are available; Ratio of 1.54/1,000 SF**
For Sale: **For Sale at \$2,267,625 (\$125.00/SF) - Active**



Sales Company: **Treeline Realty Investment, Inc.: Johnny Lam (626) 255-7806**
Landlord Rep: **Sojka Nikkel Commercial Realty Group / 310-534-8000**
Leasing Company: **Treeline Realty Investment, Inc. / Johnny Lam 626-255-7806 -- 18,141 SF (18,141 SF)**

40 5522 Olive St - N Montclair Business Park, Bldg G

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **9,870 SF**
Building Status: **Built Jan 2004** Max Contig: **9,870 SF**
Building Size: **9,870 SF** Smallest Space: **5,000 SF**
Land Area: **0.31 AC** Rent/SF/Mo: **\$0.55**
Stories: **1** % Leased: **100%**
Parking: **18 Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Grubb & Ellis / Randy Lockhart 909-974-4067 -- 9,870 SF /1,000 ofc (9,870 SF)**
Sublet Contact: **Grubb & Ellis / Randy Lockhart 909-974-4067 -- 5,000 SF /1,000 ofc (5,000 SF)**

Building Notes:

Freestanding building with private fenced yard area, sprinklered, 2,053 SF office, 1,000 SF finished office mezzanine and close proximity to Montclair Plaza. 22' minimum clearance. Located near the 10 & 210 Freeways.

41 5536 Olive St - N Montclair Business Park, Bldg C

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **0 SF**
Building Status: **Built Dec 2003** Max Contig: **0 SF**
Building Size: **7,450 SF** Smallest Space: **-**
Land Area: **0.30 AC** Rent/SF/Mo: **-**
Stories: **1** % Leased: **100%**
Parking: **20 Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CB Richard Ellis / Walter Arrington 909-418-2154**

Building Notes:

Building features include 2 restrooms, expandable power to 800 amps, and .45GPM/3000SF calculated sprinkler system.

City of Montclair

42 5160 Richton St - Metrolink Business Park, Metrolink Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class A Warehouse** Space Avail: **11,811 SF**
Building Status: **Built Apr 2004** Max Contig: **11,811 SF**
Building Size: **95,067 SF** Smallest Space: **11,811 SF**
Land Area: **4.25 AC** Rent/SF/Mo: **\$0.59**
Stories: **1** % Leased: **87.6%**
Expenses: **2007 Ops @ \$2.49/sf**
Parking: **154 Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / Todd Launchbaugh 909-989-7771x148 / Michael E. Wolfe 909-373-2915 -- 11,811 SF /2,000 ofc (11,811 SF)**

Building Notes:

Located across from the Metrolink Station, property offers excellent access to I-10 and 210 freeways.

43 10660 Silicon Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Manufacturing** Space Avail: **4,800 SF**
Building Status: **Built 1983** Max Contig: **2,400 SF**
Building Size: **19,000 SF** Smallest Space: **2,400 SF**
Land Area: **1.18 AC** Rent/SF/Mo: **\$0.50**
Stories: **1** % Leased: **74.7%**
Parking: **38 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Richard S Held Trust / Richard S. Held 818-406-9226 -- 4,800 SF /1,000 ofc (2,400 SF)**

44 10580 Silicon Rd

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Manufacturing** Space Avail: **12,875 SF**
Building Status: **Built 1952** Max Contig: **12,875 SF**
Building Size: **12,875 SF** Smallest Space: **12,875 SF**
Land Area: **2.37 AC** Rent/SF/Mo: **\$0.97**
Stories: **1** % Leased: **0%**
Parking: **30 free Surface Spaces are available**
For Sale: **For Sale at \$2,295,000 (\$178.25/SF) - Active**



Sales Company: **Colliers International: Rick Nunez (909) 605-9400**

Landlord Rep: **Colliers International / 626-964-2225**

Leasing Company: **Colliers International / Rick Nunez 909-605-9400 -- 12,875 SF (12,875 SF)**

City of Montclair

45 4291 State St

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Manufacturing** Space Avail: **5,580 SF**
 Building Status: **Built 1972** Max Contig: **10,780 SF**
 Building Size: **5,580 SF** Smallest Space: **5,580 SF**
 Land Area: **0.20 AC** Rent/SF/Mo: **\$0.62**
 Stories: **1** % Leased: **100%**
 Parking: **5 free Surface Spaces are available; Ratio of 0.92/1,000 SF**
 For Sale: **For Sale individually at \$763,000 - Active; also for sale at \$1,455,300 (\$135.00/SF) as part of a portfolio of 2 properties - Active**



Sales Company: **Lee & Associates: Todd Launchbaugh (909) 989-7771 x148**
 Landlord Rep: **Lee & Associates / Todd Launchbaugh 909-989-7771x148 -- 5,580 SF (5,580 SF)**

Building Notes:

Features 8,540 SF fenced lot, 2 roll up doors and access to the 10 & 60 Freeways.

46 4299 State St

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **5,200 SF**
 Building Status: **Existing** Max Contig: **10,780 SF**
 Building Size: **5,200 SF** Smallest Space: **5,200 SF**
 Land Area: **0.28 AC** Rent/SF/Mo: **\$0.62**
 Stories: **1** % Leased: **100%**
 Parking: **5 free Surface Spaces are available; Ratio of 0.92/1,000 SF**
 For Sale: **For Sale individually at \$712,000 - Active; also for sale at \$1,455,300 (\$135.00/SF) as part of a portfolio of 2 properties - Active**



Sales Company: **Lee & Associates: Todd Launchbaugh (909) 989-7771 x148**
 Landlord Rep: **Lee & Associates / Todd Launchbaugh 909-989-7771x148 -- 5,200 SF (5,200 SF)**

Building Notes:

12,000 SF lot, yard, 2 GL doors and access to the 10 & 60 Freeways.

47 4751 State St - Mission Industrial Park, Mission Industrial Park

AKA 4747-4751 State St
Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **3,780 SF**
 Building Status: **Built 1949** Max Contig: **3,780 SF**
 Building Size: **14,179 SF** Smallest Space: **3,780 SF**
 Land Area: **5.55 AC** Rent/SF/Mo: **\$0.50**
 Stories: **1** % Leased: **73.3%**
 Expenses: **2005 Combined Tax/Ops @ \$9.31/sf**
 For Sale: **Not For Sale**



Landlord Rep: **Birkeland Cooper & Associates / Grant Cooper 951-678-3838 / Karen Cifrodella 951-679-6780 -- 3,780 SF (3,780 SF)**

City of Montclair

48 5245 State St

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Manufacturing** Space Avail: **0 SF**
Building Status: **Built 1986** Max Contig: **0 SF**
Building Size: **8,928 SF** Smallest Space: -
Land Area: **0.39 AC** Rent/SF/Mo: -
Stories: **1** % Leased: **100%**
Parking: **10 Surface Spaces are available; Ratio of 1.15/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Ashwill Associates / Greg Ashwill 626-854-3700x128**

Building Notes:

Small, free-standing building with corner location. Large fenced yard. Fluorescent lighting. Restrooms- 2: warehouse/office areas.

49 8939 Vernon Ave - Montclair Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **14,400 SF**
Building Status: **Built 1988** Max Contig: **8,400 SF**
Building Size: **28,920 SF** Smallest Space: **1,200 SF**
Land Area: **1.40 AC** Rent/SF/Mo: **\$0.60-\$0.95**
Stories: **1** % Leased: **50.2%**
Expenses: **1995 Tax @ \$0.28/sf**
Parking: **56 Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean 909-945-4595x237 -- 14,400 SF (1,200-4,800 SF)**

50 8975 Vernon Ave

Vernon Ave & Olive St
Montclair, CA 91763
San Bernardino County

Building Type: **Class B Service** Space Avail: **13,509 SF**
Building Status: **Built Nov 2008** Max Contig: **6,786 SF**
Building Size: **20,657 SF** Smallest Space: **3,128 SF**
Land Area: - Rent/SF/Mo: **\$0.69-\$0.77**
Stories: **1** % Leased: **34.6%**
Parking: **Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

6 industrial condos ranging from 3,257 to 3,751 SF, close proximity to the Montclair Plaza and near the 10 Freeway.