

# FOR LEASE: RARE 2 BUILDING YARD ON ±2.6 AC

5621 STATE STREET | MONTCLAIR, CA 91763

## PROPERTY HIGHLIGHTS

- 2 Buildings Totaling ±20,000 SF
- ±1,250 SF Office
- Fully Paved
- Great Trucking/Transportation Yard
- Fully Fenced and Secured Yard
- 8 Ground Level Doors
- Close Proximity to the 60, 71, and 10 FWY
- Zoning: M2
- 2,800 Amps of Power



**MAT SKOGEBO | 951.276.3646**

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**RYAN TURNQUIST | 951.276.3680**

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**SARAH MUDGE | 951.276.3676**

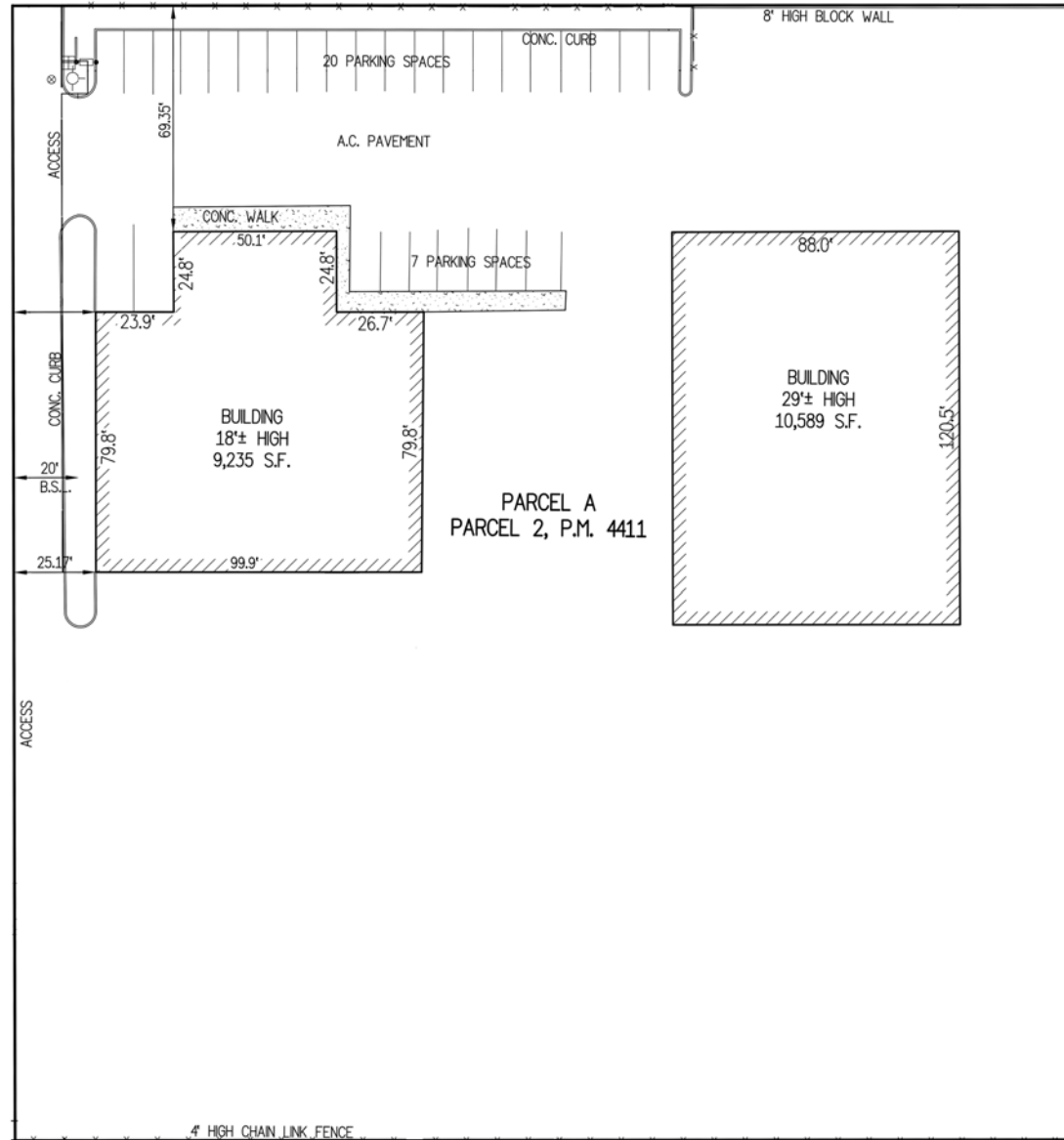
SMUDGE@LEERIVERSIDE.COM | DRE# 02138748

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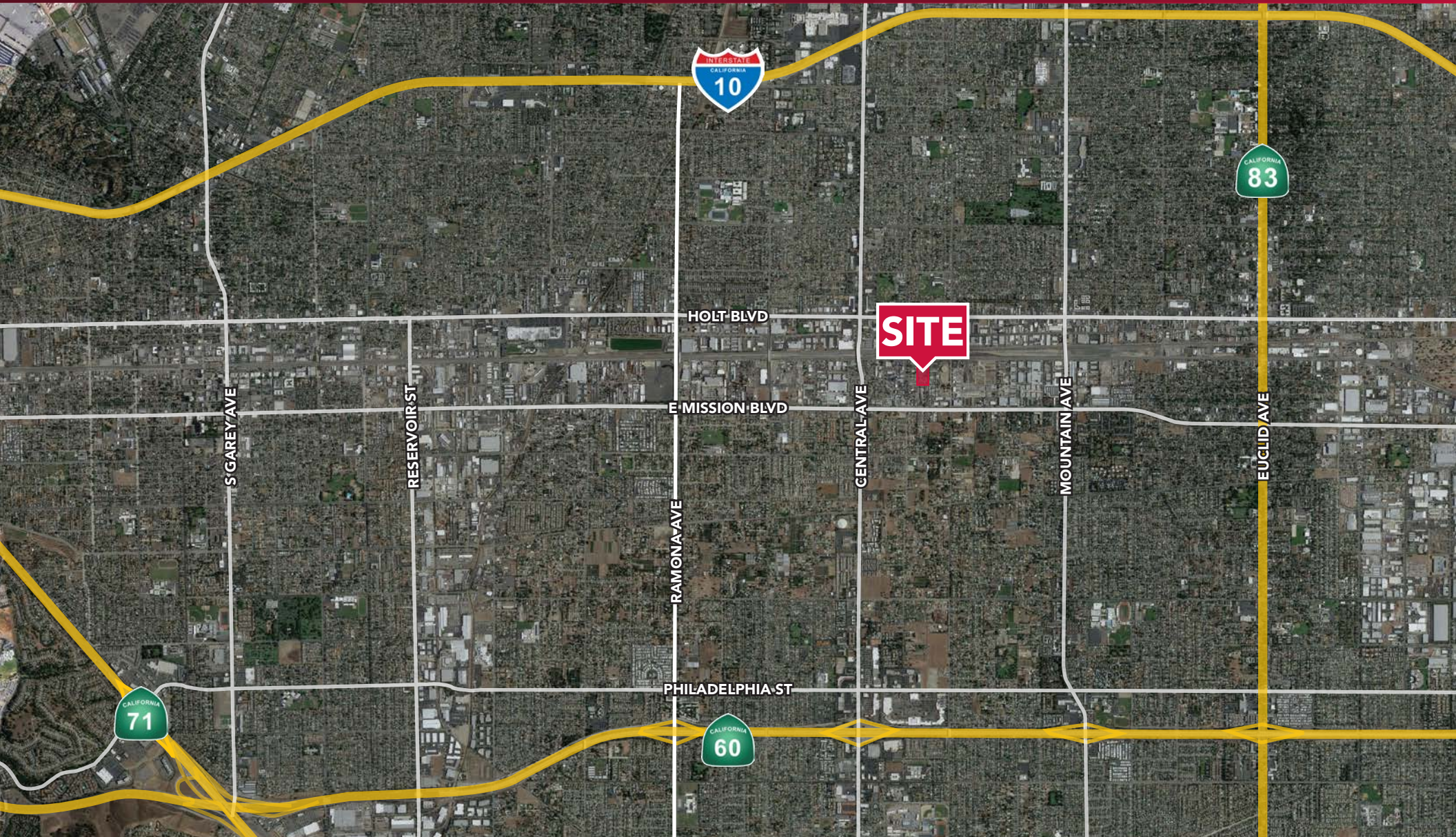
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## SITE PLAN:



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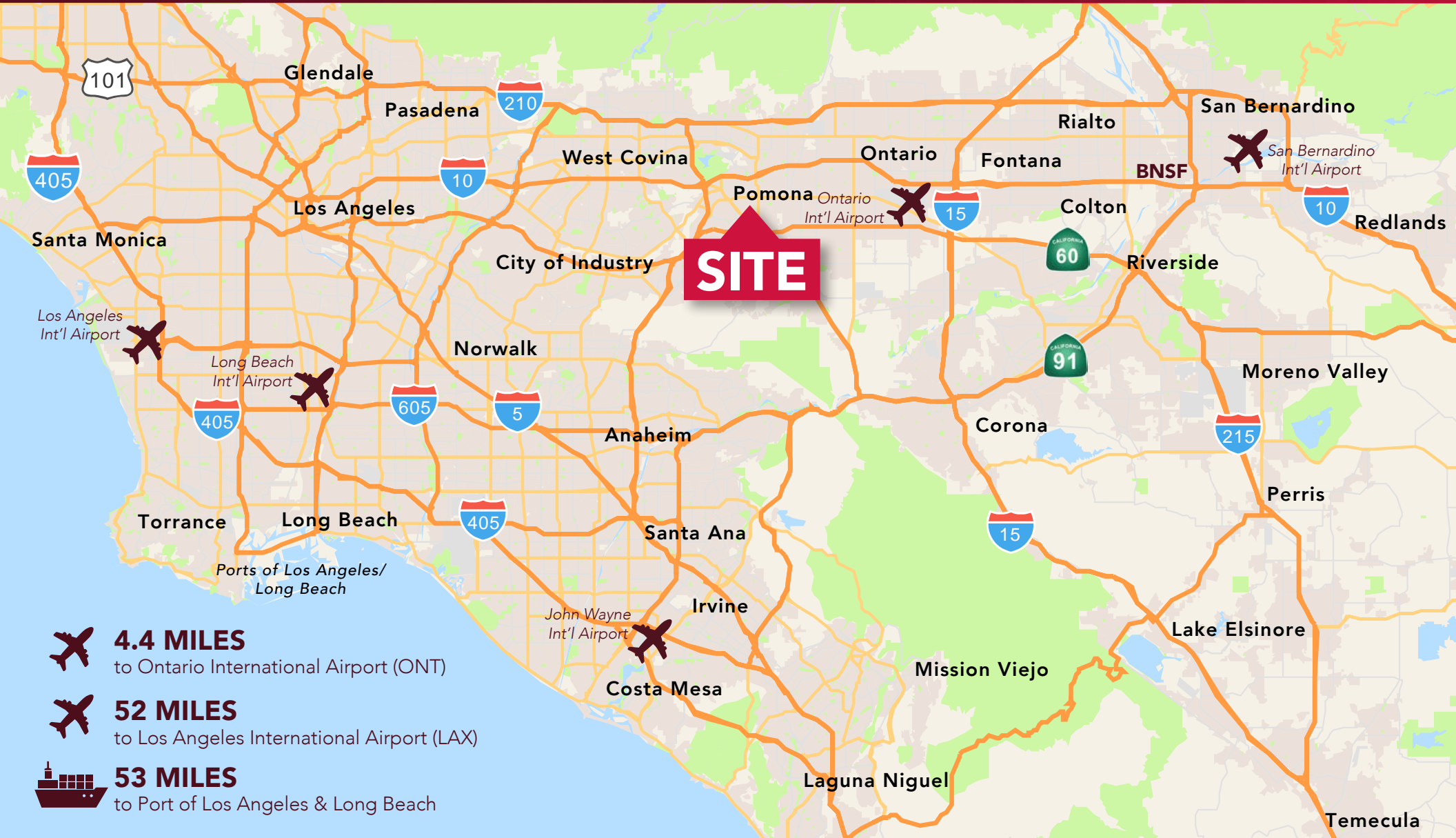
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5621 STATE STREET | MONTCLAIR, CA 91763



**4.4 MILES**

to Ontario International Airport (ONT)



**52 MILES**

to Los Angeles International Airport (LAX)



**53 MILES**

to Port of Los Angeles & Long Beach