

# ±5,484 SQUARE FOOT BUILDING

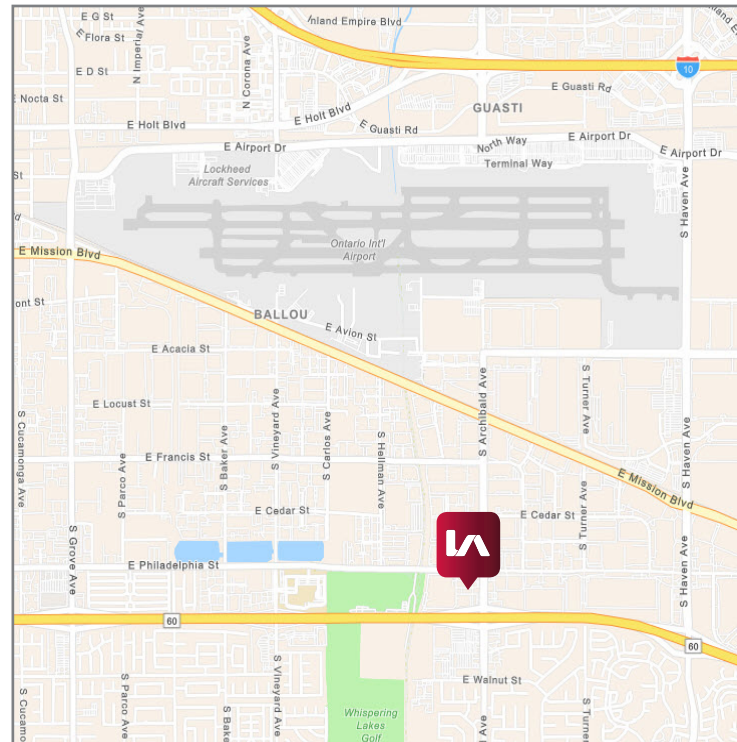
## AVAILABLE FOR SALE OR LEASE

### 2250 S. ARCHIBALD AVENUE | ONTARIO | CA | 91761



#### BUILDING FEATURES

- ±5,484 Square Foot Freestanding Building
- Suite C: ±1,345 Square Feet Available for Lease
- Suite D: ±1,397 Square Feet Available for Lease
- Entire ±5,484 Square Feet Available for Sale
- Great Owner/User or Investor Opportunity
- Current Rental Income from Suites A & B (±\$5,570/ Month NNN)
- ±25 Parking Spaces
- Excellent Access to the CA-60 Freeway
- Fronts Archibald Avenue - ±27,000 Cars Per Day
- 10% Down Payment SBA Loan Possible



FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE LISTING AGENT:

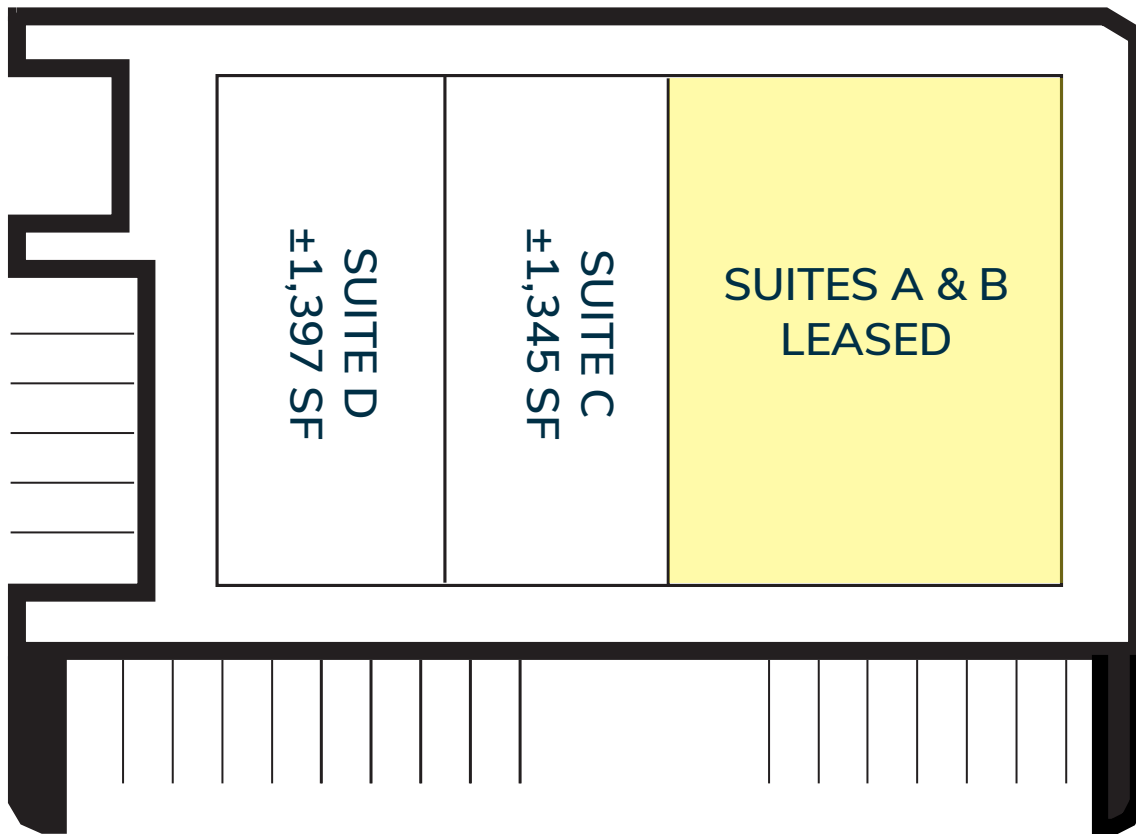
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## PROPERTY SITE PLAN



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