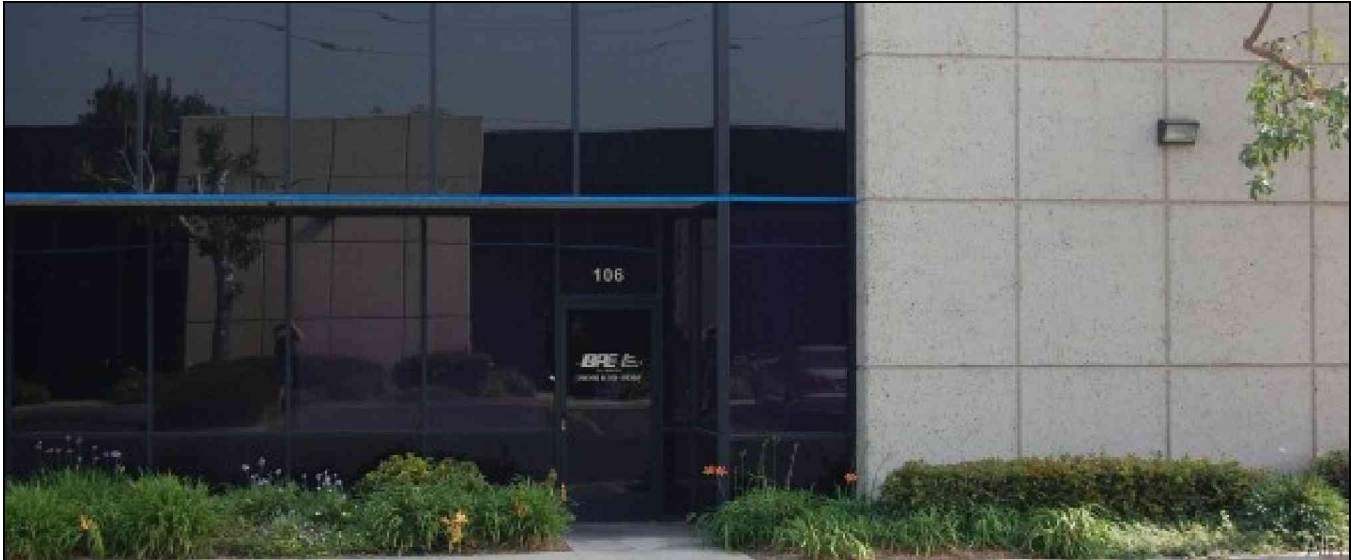


INDUSTRIAL FOR LEASE

AVAIL SF: 1,634

TOTAL BLDG SF: 11,739



ADDRESS 4355 AIRPORT DR UNIT 106, ONTARIO CA ZIP 91761

**Airport Tech Center
2 Offices + Rec. Area
Access To (10) & (15) Fwys.
NEC Airport/Milliken**

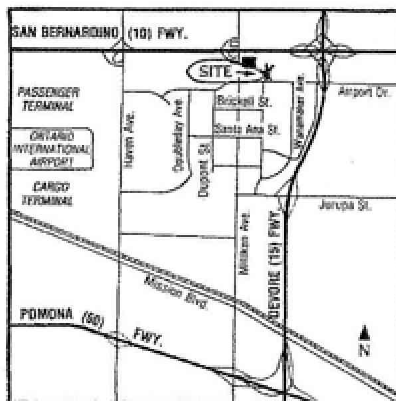
LEASE RENTAL \$ 572 /mo Gross 0.350 Net _____ Term **ACCEPTABLE TO OWNER**
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 1,634 Dim IRR X IRR Power A 200 V 208-208 Ø 3 W TBD
 Min. SF 1,634 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10'x12' Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 14 OFFICE DATA Ofc SF 490 # 2 Rest Rms: M TBD W TBD
 Pkg 3 Yard No Yr Blt 1988 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 603-D7 Zone IND To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. PARK
 AGENT Justin Wells (562)908-6016 x 205, Douglas E Wells (562)908-6012 Region SBO Listing # 1221338
x203 FIRM Penta Pacific Properties 10/09/09
 FTCF CB500Y300S000/AOAA Notes Rate for 1st 6 mos.; .69 PSF thereafter. \$1000 cash bonus to Co-op broker. (See Reverse) 5% Commission to Co-Op Broker. CAM Fees: \$0.06 PSF. Special Features: Part Of Industrial Park. TR.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
 © American Industrial Real Estate Association

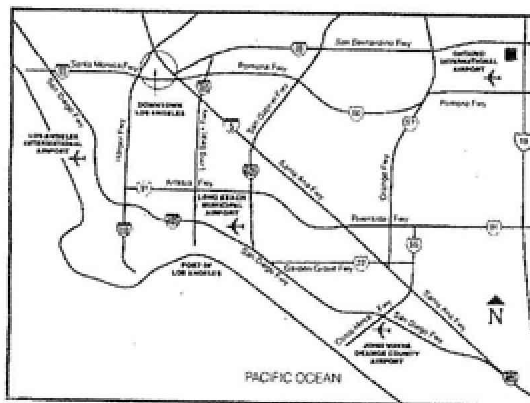


AIRPORT TECH CENTER
59 S. MILLIKEN
4335-4435 AIRPORT DRIVE,
ONTARIO

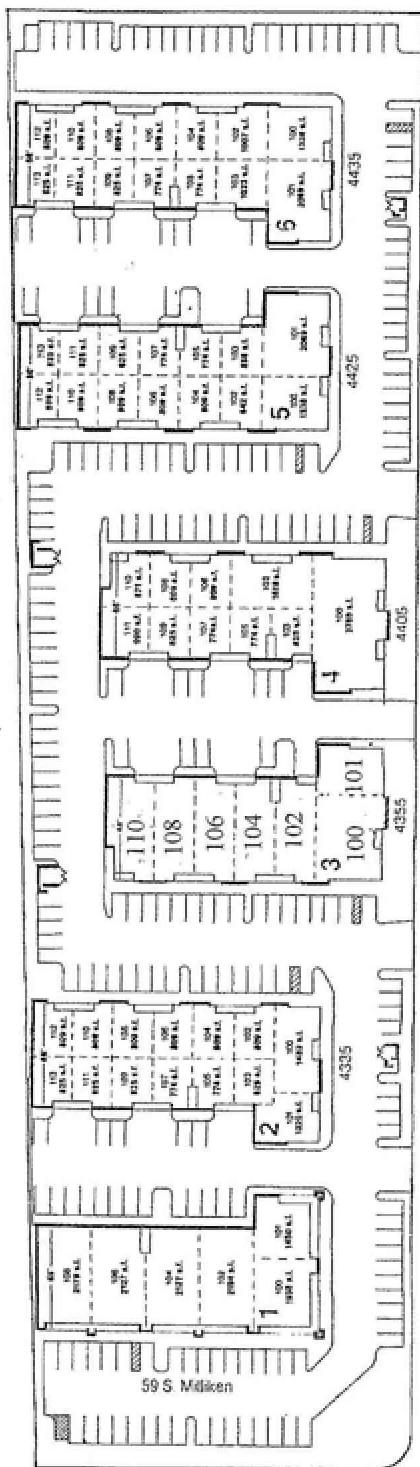


For Additional Information Contact:

Justin C. Wells
 (562) 908-6012
justin@pentapacific.com



PENTA PACIFIC
PROPERTIES



(← to 10 Fwy.) MILLIKEN AVENUE