



INDUSTRIAL SPACE FOR LEASE | SALE
1108 SE 6TH STREET
ONTARIO, OR 97914



14,352 SF + 2.00 ACRES | FOR LEASE OR SALE



Bldg Type: Office | Flex | Land
Available: 14,532 SF
Add'l. Lot: 2.00 Acres
Land Area: 44,867 SF

Lease Rate: \$0.50 + NNN
Lease Term: 3-5 Years
Sale Price: \$1,175,000 (Combined Total)
Current Income: \$25,346/mo
Current Lease: Through 06/30/20

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PROPERTY OVERVIEW



Newer buildings located in the heart of Ontario's industrial district.

Global Tel Link currently leasing the entire property at \$25k/mo until June 30, 2020.

Tenant can be vacated with 30 days notice.

Two level industrial/flex building featuring office and warehouse space and 4 roll-up doors with varying clearance height up to 12 feet.

Building 1 (Flex Space) contains 6,196 square feet consisting of office and warehouse space with front offices.

Building 2 (Office Space) containing 8,336 square feet on two floors consisting of office space only and currently occupied by a call center.

Both Building 1 & 2 are on 44,867 SF of land.

Additional 2 acres of vacant land adjacent to the property is currently used for employee parking.

FRONT FLEX SPACE

Building 1 | FLEX SPACE WAREHOUSE



BACK FLEX SPACE



PROPERTY INFORMATION

Bldg Type:	Industrial Flex	Bldg Layout:	4 Roll Up Doors
Building SF:	6,196 SF	Lease Rate:	\$0.50
Grade Level:	I-L	Lease Type:	NNN
Zoning:	O-12	Lease Term:	3-5 Years
Bldg Plan 1:	Renovated 1991		

AVAILABLE SPACE

Building 1	RSF	LEASE	SALE
Office	2,000 SF	\$0.50 + NNN	\$74.00/SF
Warehouse	4,196 SF	\$0.50 + NNN	\$74.00/SF
TOTAL BLDG 1	6,196 SF		





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Building 2 | OFFICE SPACE



PROPERTY INFORMATION

Bldg Type:	Office	Lease Type:	NNN
Available:	8,336 SF	Lease Term:	3-5 Years
Building SF:	8,336 SF	Bldg Plan 2:	Built 2010
Lease Rate:	\$0.50		

AVAILABLE SPACE

Building 2	RSF	LEASE	SALE
Office	8,336 SF	\$0.50 + NNN	\$74.00/SF

Floors 1 & 2: Call center and conference rooms
Contact agents for building plans





PROPERTY INFORMATION

Property Type:	Land	Zoning:	O-12
Available:	2.00 Acres	Lease Rate:	Contact Agent
Sales Price:	\$1.15/SF		



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