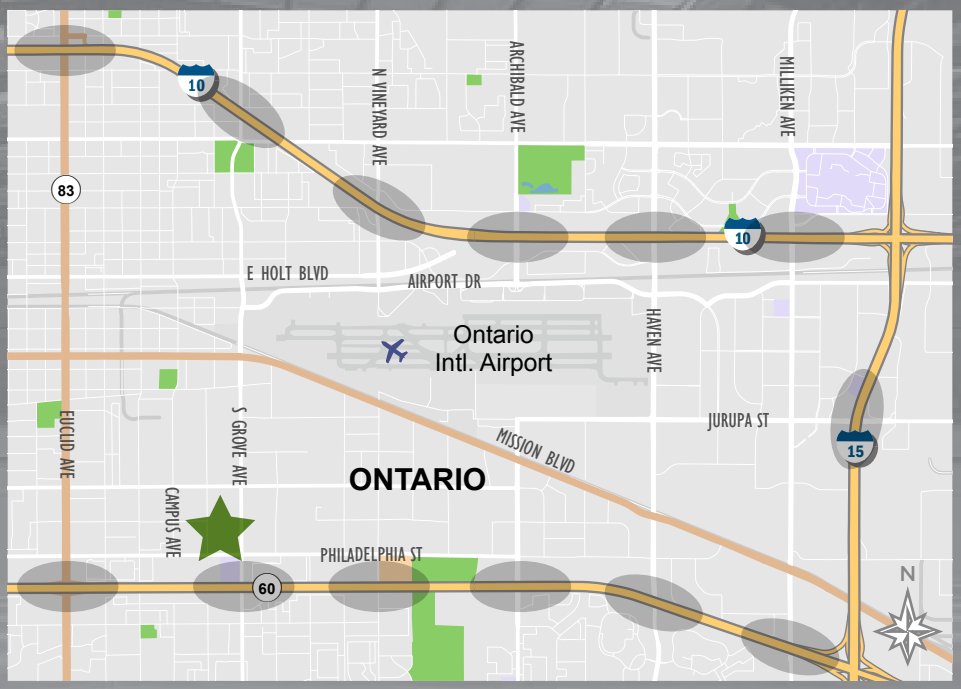


First Grove • 2042 S. Grove Avenue • Ontario, CA

First Grove features two freestanding industrial warehouse/office buildings totaling ±24,000 SF on 4.2 acres, strategically located within the Grove Avenue Specific Plan (Business Park Zoning). The property is designed for maximum functionality with multiple ground-level loading doors, ample outside storage, large open offices, and flexible yard space to accommodate a variety of industrial uses. Situated in the heart of West Ontario, the site provides excellent access to the 60 Freeway via Grove Avenue, offering efficient connectivity throughout the Inland Empire and to key regional hubs. This premier location places tenants within close reach of Southern California's robust transportation network, including major freeways, international airports, and intermodal facilities.

Highlights

Exposure:	High Image Grove Ave Frontage
Available Space:	Two buildings ±16,000 SF and ±8,000 SF
APN:	1050-491-11
Loading:	3 Ground Level Doors
Yard Space:	Fully secured and mostly paved
Office/Showroom:	±8,000 SF
Bonus Mezzanine Office:	±3,000 SF
Easy Access:	SR-60, I-15 and I-10



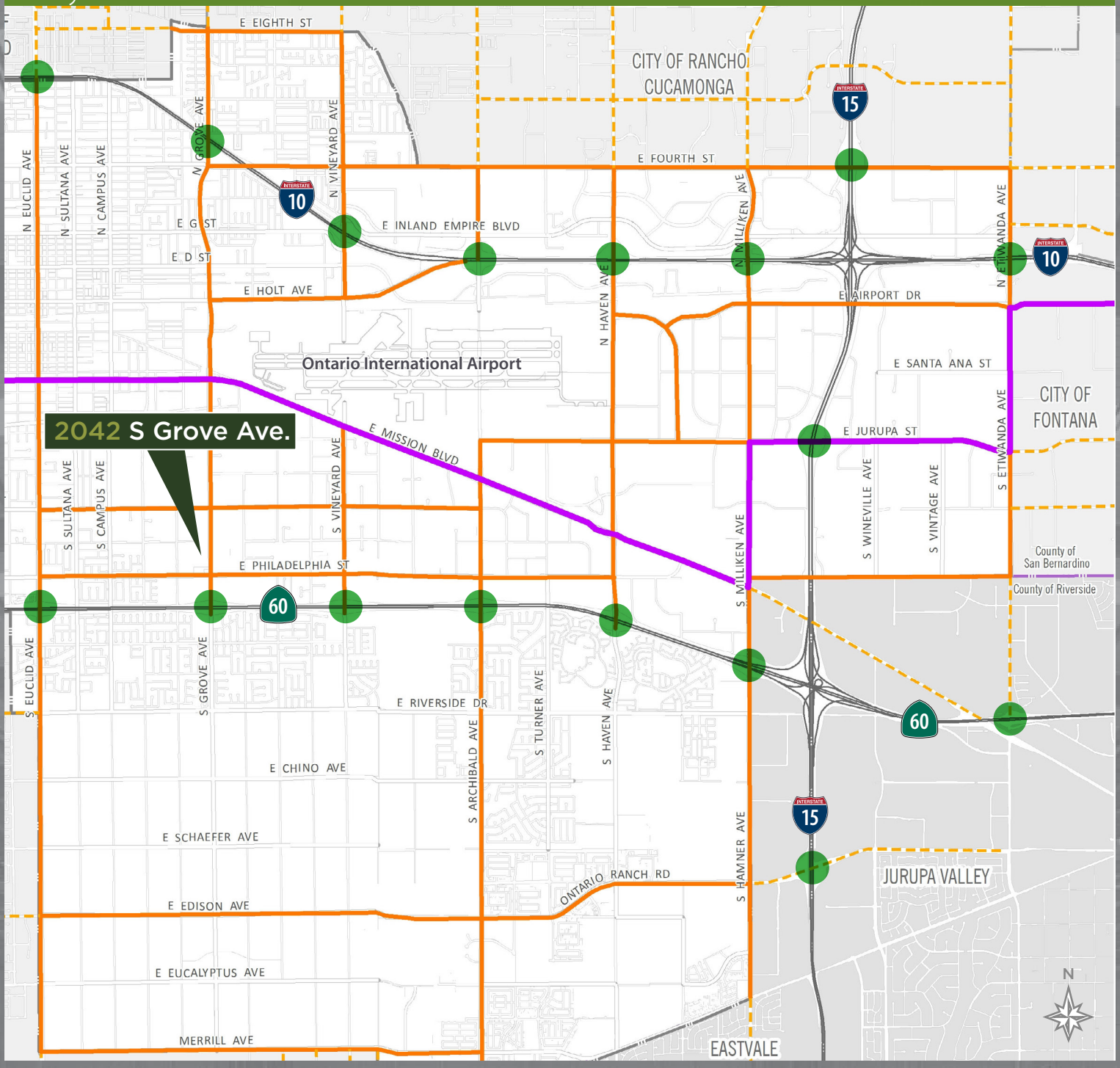


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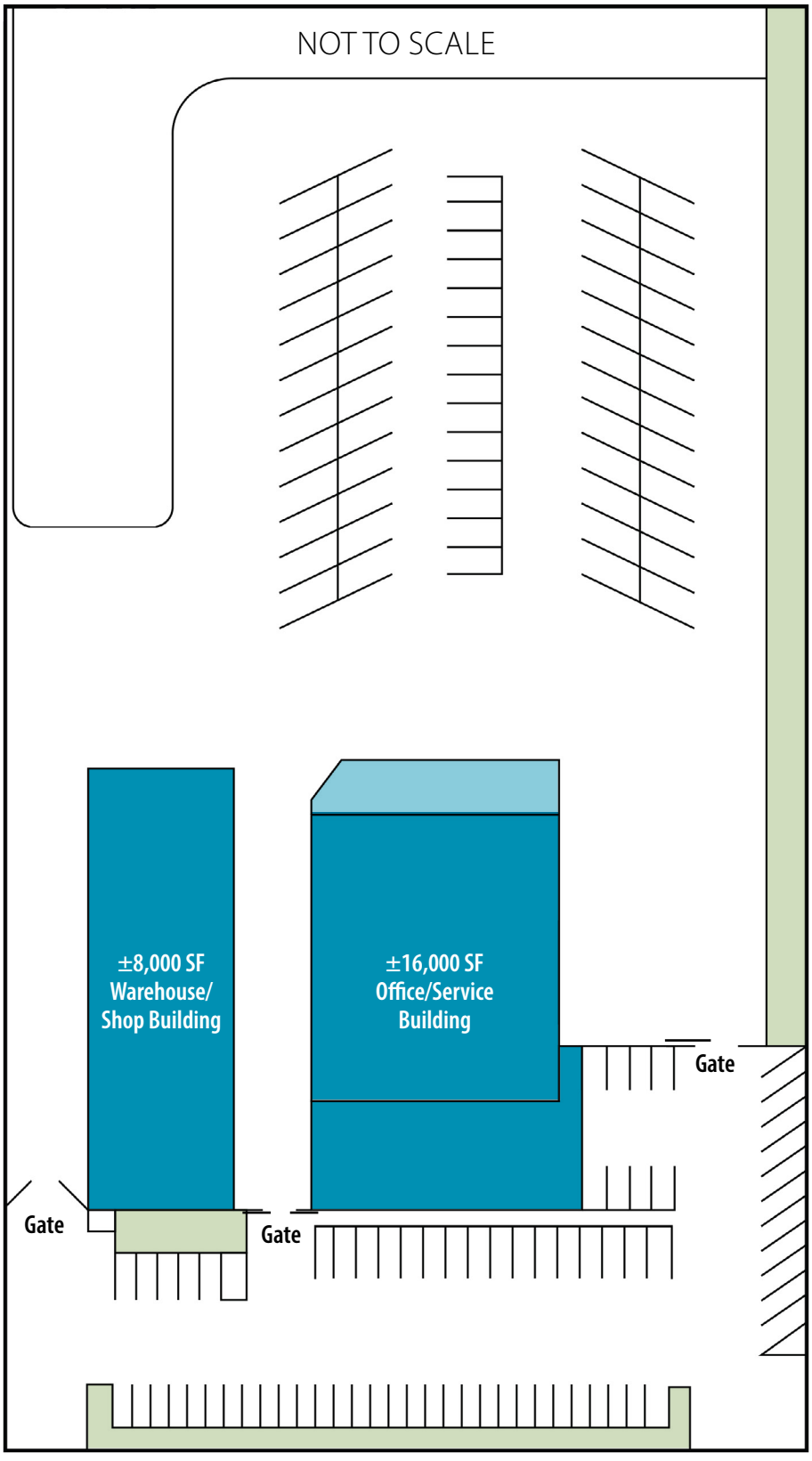
City of Ontario Truck Route



Download Truck Route Map

- State DOT Network
- Truck Route
- Adjacent Area Truck Route
- On/Off Ramp

Site Plan



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