

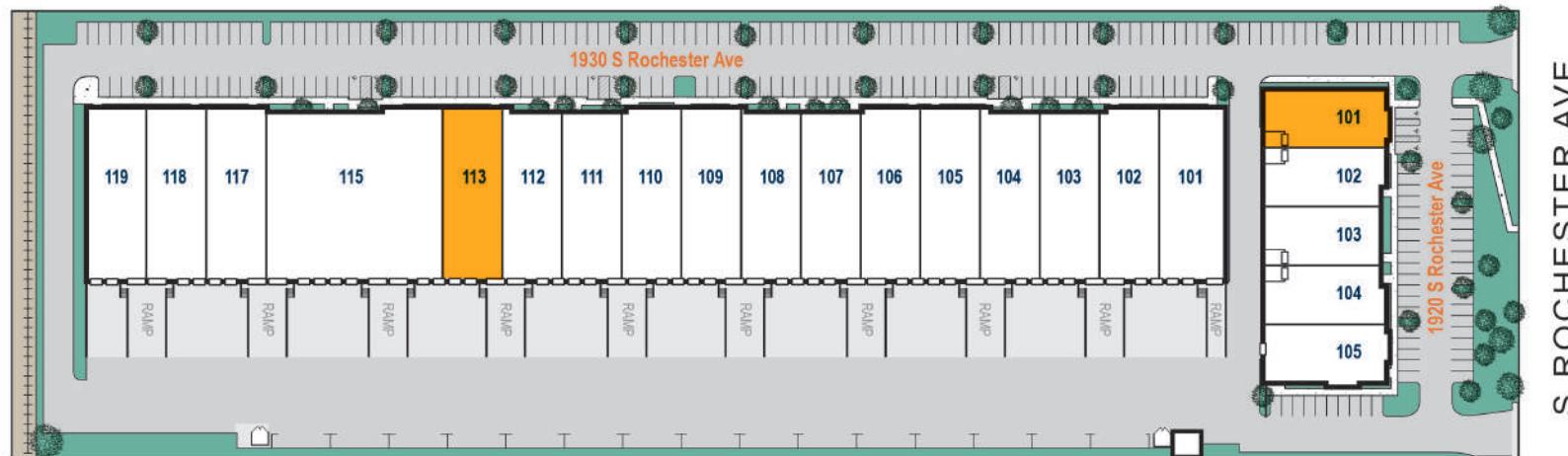
# ROCHESTER BUSINESS PARK

1920 & 1930 S ROCHESTER AVE • ONTARIO, CA



# ROCHESTER BUSINESS PARK

1920&1930 S ROCHESTER AVE • ONTARIO, CA

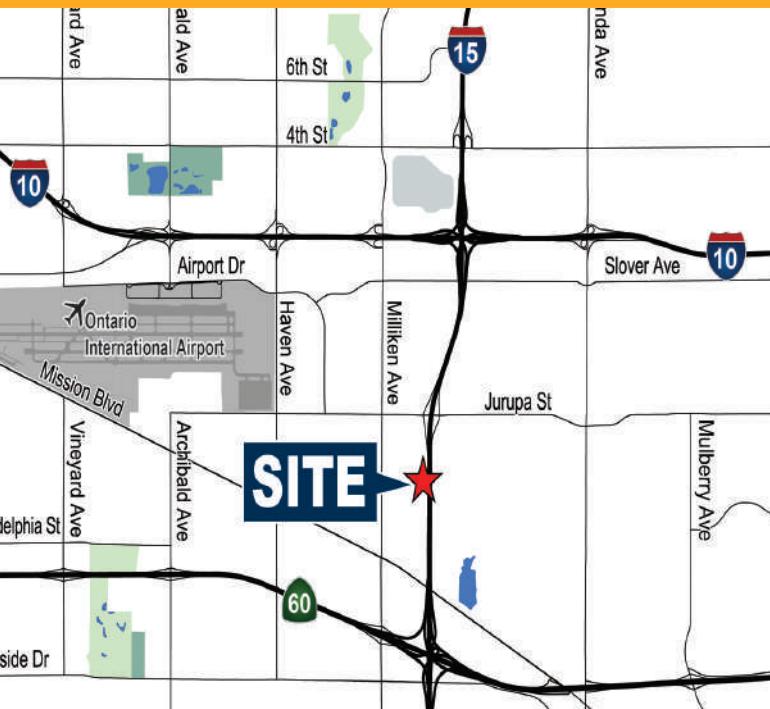


## CURRENT AVAILABILITIES

Address	Unit	Total Size SF	Office SF	Lease Rate PSF / NNN	Comments
1920 S Rochester Ave	101	±5,843	±840	TBD/ \$0.42 Opex	1 GL
1930 S Rochester Ave	113	±7,696	±809	TBD/ \$0.42 Opex	2 DH / 1 GL

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# ROCHESTER BUSINESS PARK



Situated along S. Rochester Ave, the Rochester Business Park offers excellent visibility and accessibility in a 172,806 square-foot business park. Office space and mezzanine space all included within the square footage of each suite.

The business park is ideally located near Ontario International Airport, with convenient access to the Pomona (60), San Bernardino (I-10), and Ontario (I-15) freeways. Units feature a clear height of 25 feet (verification needed), along with dock-high and ground-level loading options. Ample surface parking is available, and the entire park is fire sprinklered. Zoned for General Industrial use by the City of Ontario, this property is perfectly suited for a variety of business operations.



# ROCHESTER BUSINESS PARK

1920 S ROCHESTER AVE, SUITE 101 • ONTARIO, CA



First Floor

Mezzanine

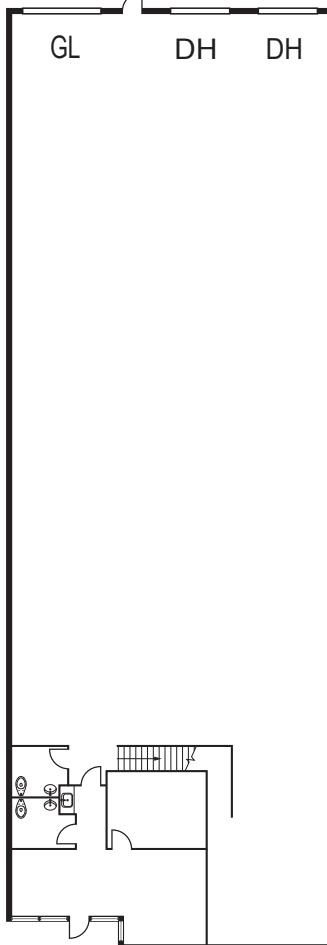
## PROPERTY HIGHLIGHTS

- $\pm 5,843$  Total Square Footage
- 20' Minimum Clear Height
- $\pm 840$  SF Office Area
- Private Restrooms
- Fully Sprinklered
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

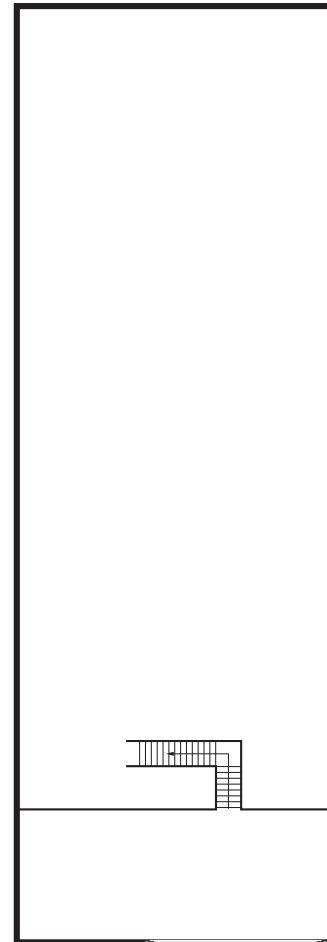
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# ROCHESTER BUSINESS PARK

1930 S ROCHESTER AVE, SUITE 113 • ONTARIO, CA



First Floor

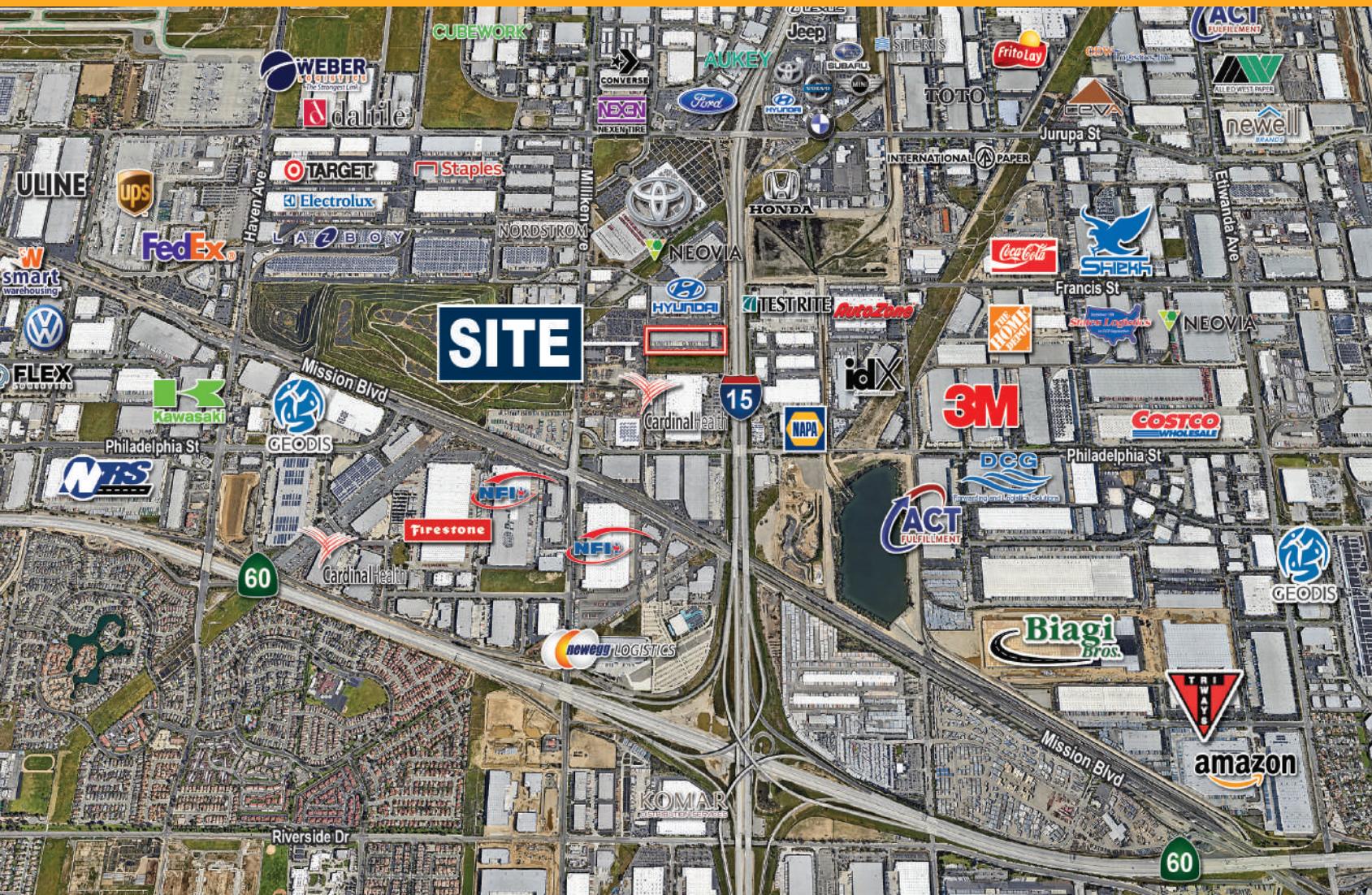


Mezzanine

## PROPERTY HIGHLIGHTS

- ±7,696 SF Total Square Footage
- 24' Minimum Clear Height
- ± 809 SF Office Area
- Private Restrooms
- Fully Sprinklered
- 2 Dock High
- 1 Ground Level Door
- 200 amp, 120/208v Electrical

# ROCHESTER BUSINESS PARK



1 Miles  
to 60 Freeway



2 Miles  
to Interstate 15

5 Miles  
to 10 Freeway



3 Miles  
to Ontario International Airport

40 Miles  
to John Wayne Airport

58 Miles  
to LAX Airport



57 Miles  
to the Ports of  
Los Angeles &  
Long Beach

**Voit**  
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750  
Anaheim, CA 92806

714.978.7880 | 714.978.9431 Fax  
Lic #01991785 | [www.voitco.com](http://www.voitco.com)

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RYAN MOORE, SIOR  
Senior Vice President, Partner  
[rmoore@voitco.com](mailto:rmoore@voitco.com)  
909.545.8011  
Lic. #01821438

RYAN SHATTUCK  
Associate  
[rshattuck@voitco.com](mailto:rshattuck@voitco.com)  
909.545.8013  
Lic. #02228315

DYLAN SHERSHENOVICH  
Associate  
[dshershenovich@voitco.com](mailto:dshershenovich@voitco.com)  
714.935.2312  
Lic. #02151453