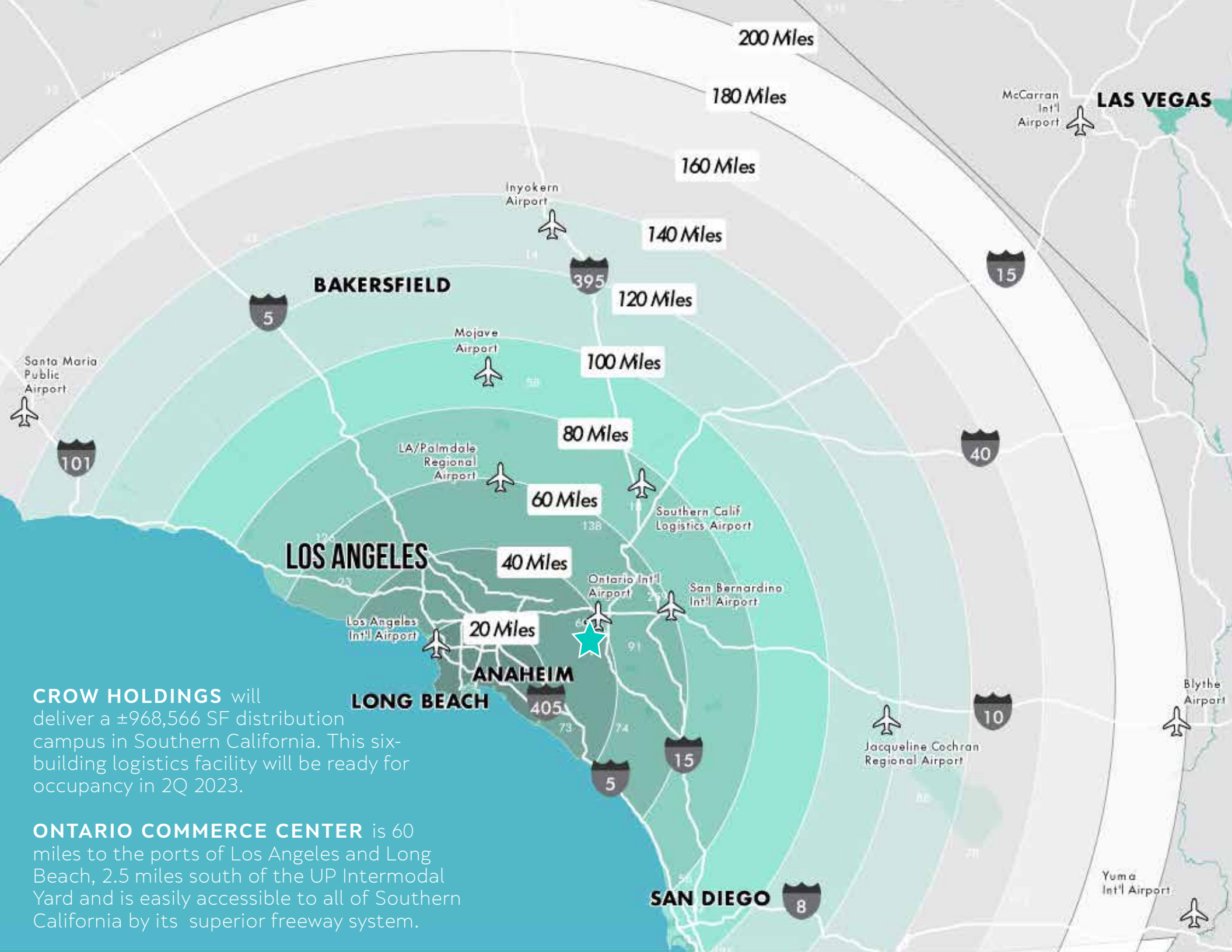
ONTARIO COMMERCE CENTER

SWC RIVERSIDE DRIVE + HAMNER AVENUE | ONTARIO



CROW HOLDINGS DEVELOPMENT

CBRE

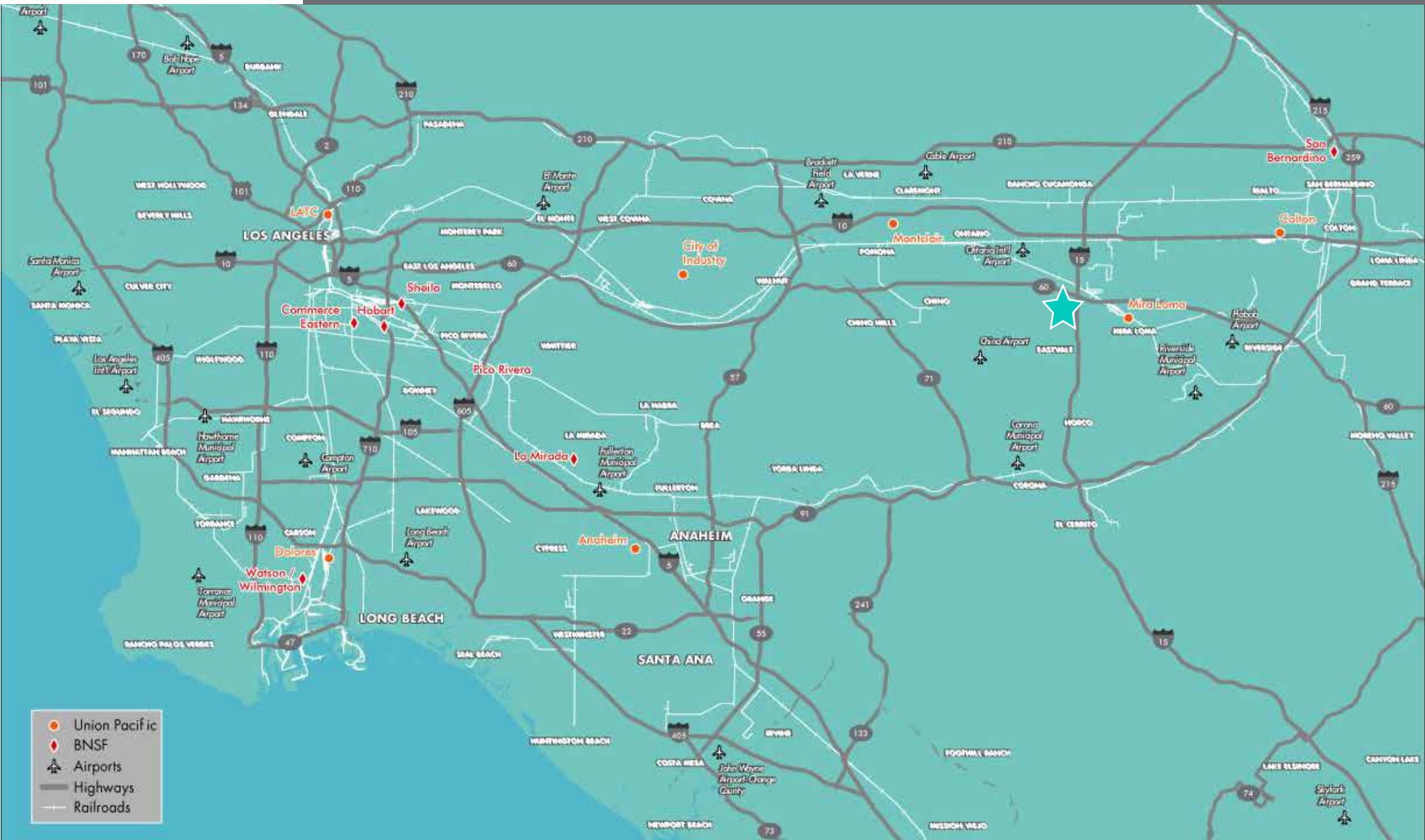


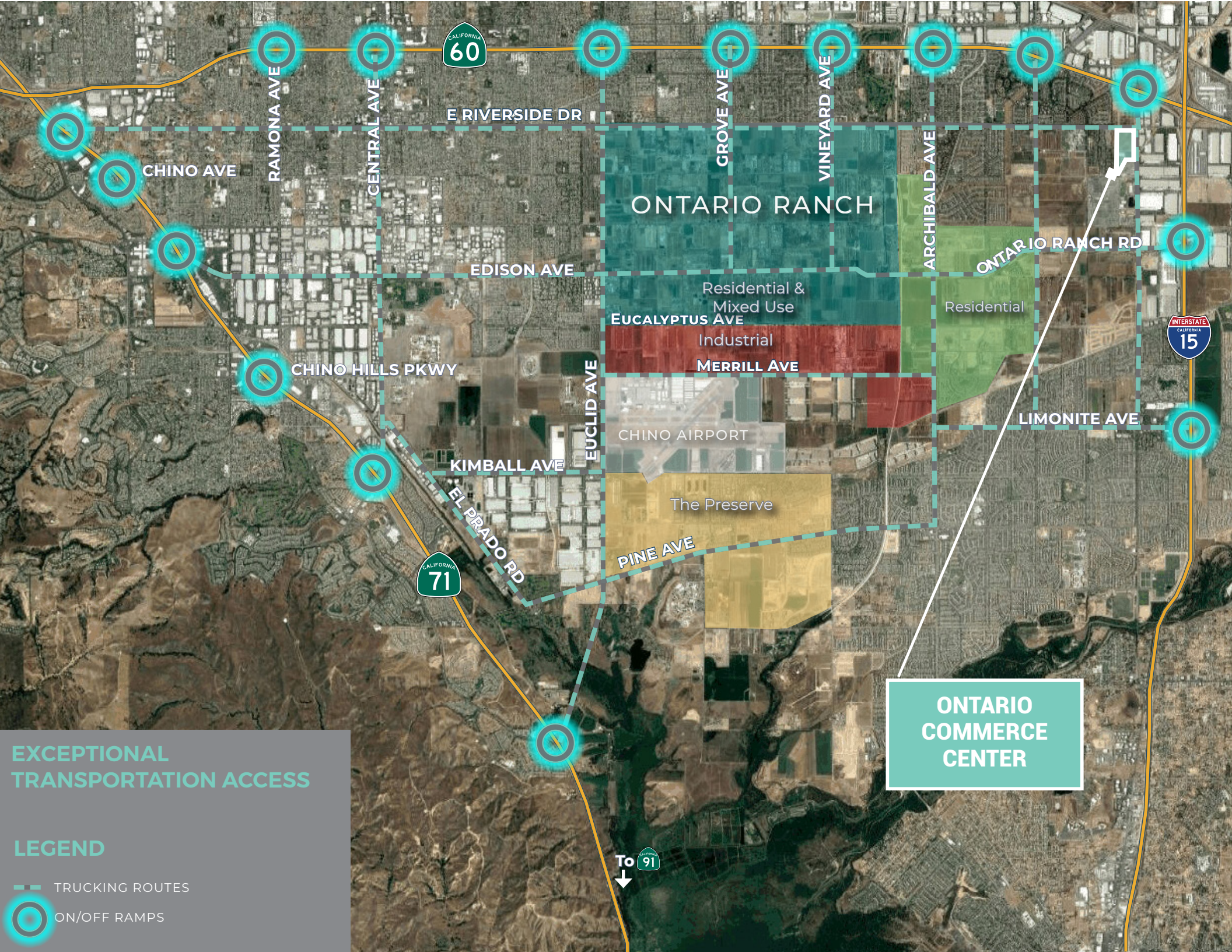
CROW HOLDINGS will deliver a ±968,566 SF distribution campus in Southern California. This six-building logistics facility will be ready for occupancy in 2Q 2023.

ONTARIO COMMERCE CENTER is 60 miles to the ports of Los Angeles and Long Beach, 2.5 miles south of the UP Intermodal Yard and is easily accessible to all of Southern California by its superior freeway system.

CENTRAL LOCATION

- Distribution hub in Inland Empire West market
- Excellent access to I-10, I-15, SR-60 and I-215 freeways
- Truck access via multiple interchanges from the I-10 and SR-60 freeways
- Immediately adjacent to FedEx Ground Hub
- 2.5 miles to UP Intermodal Yard Mira Loma
- 5 miles to Ontario International Airport
- 2.9 miles to UPS Ontario Air Hub
- 24 miles to San Bernardino International Airport
- 60 miles to the ports of Los Angeles and Long Beach




CALIFORNIA 60
RAMONA AVE
CENTRAL AVE
E RIVERSIDE DR
GROVE AVE
VINEYARD AVE
ARCHIBALD AVE
CHINO AVE
ONTARIO RANCH
ONTARIO RANCH RD
EDISON AVE
Residential & Mixed Use
Residential
EUCALYPTUS AVE
Industrial
MERRILL AVE
INTERSTATE CALIFORNIA 15
CHINO HILLS PKWY
EUCLID AVE
CHINO AIRPORT
LIMONITE AVE
KIMBALL AVE
The Preserve
EL PRADO RD
PINE AVE
CALIFORNIA 71
ONTARIO COMMERCE CENTER
To CALIFORNIA 91
EXCEPTIONAL TRANSPORTATION ACCESS
LEGEND
TRUCKING ROUTES
ON/OFF RAMPS



CORPORATE NEIGHBORS

1	AMAZON
2	WALMART
3	UPS
4	HOME DEPOT
5	PETCO
6	TOYOTA
7	ADESSA
8	COSTCO
9	BLACK + DECKER
10	GEORGIA PACIFIC
11	NESTLE
12	RESTORATION HARD-WARE
13	INGRAM MICRO
14	KEYSTONE
15	GRAINGER
16	MEIKO
17	K SWISS
18	CEVA
19	OAKLEY
20	GILDAN ACTIVEWEAR
21	LENNOX
22	SHAMROCK
23	DISNEY
24	BRIDGESTONE
25	FEDEX

AERIAL


TOYOTA
3M
SWIFT
amazon
FedEx
Walmart
Komar
INGRAM
RANCHO CUCAMONGA
FONTANA
JURUPA VALLEY
INTERSTATE 15
CALIFORNIA 60
THE VINE
ONTARIO COMMERCE CENTER

PROPERTY HIGHLIGHTS

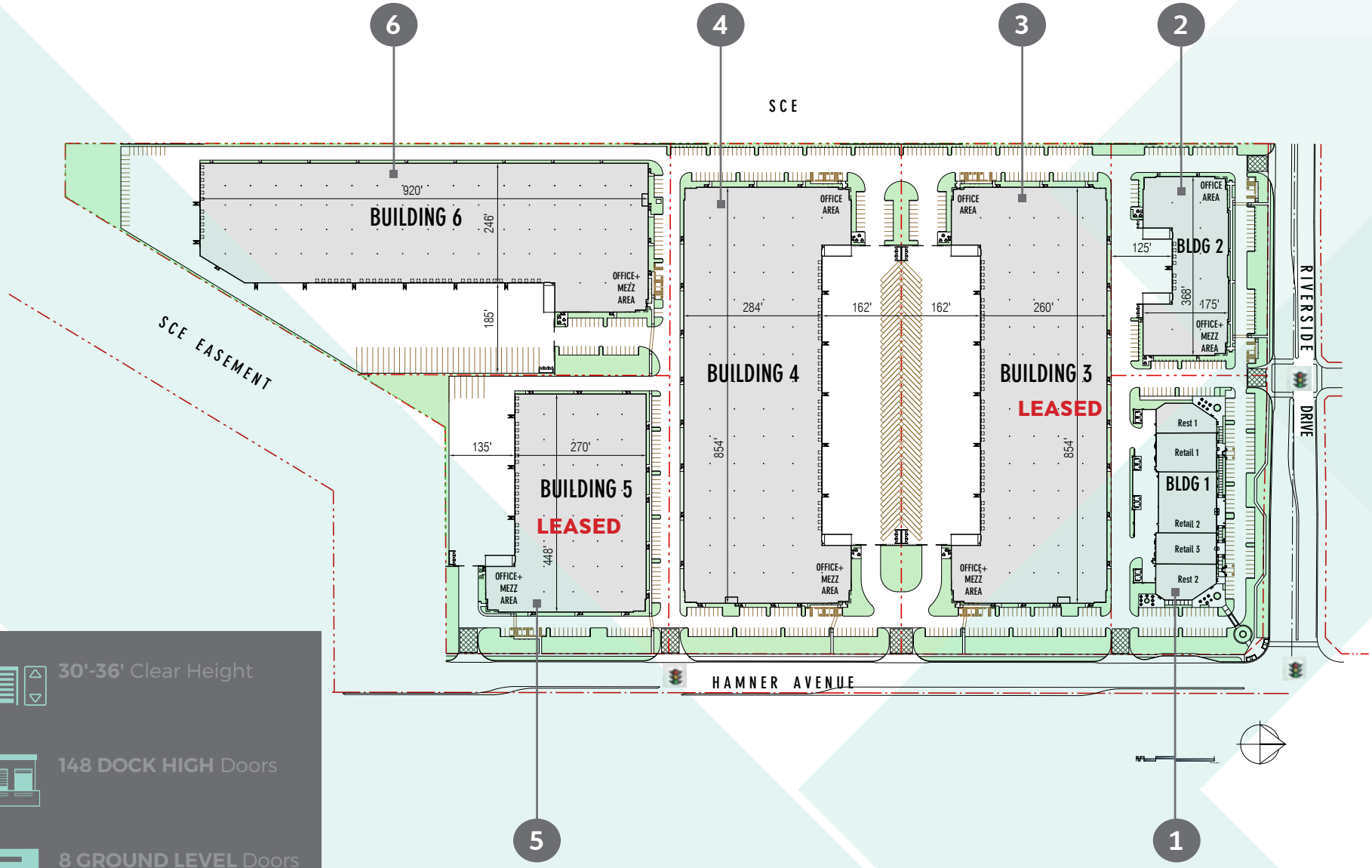
- Premier Inland Empire West Location
- Located in the Master Planned Ontario Ranch Community
- Excellent Access to Interstates 10 and 15 and State Routes 71 and 60
  - 2.4 miles to SR-71
  - 2.7 miles to SR-60
  - 5.3 miles to Interstate 15
  - 6.2 miles to Interstate 10



PROPERTY DETAILS

OVERVIEW							
BUILDING	Future Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Total
ADDRESS	4250 E Riverside	4210 Riverside Dr	3100 S Hamner Ave	3200 S Hamner Ave	3350 S Hamner Ave	3310 S Hamner Ave	
TOTAL RENTABLE AREA (SF)		59,530	**LEASED**	270,865	**LEASED**	249,822	967,439
LAND SIZE (AC)	3.96	3.47	10.80	11.36	6.74	11.01	47.34
OFFICE SF		To Suit	28,892	To Suit	To Suit	To Suit	To Suit
MEZZANINE SF (INCL IN RSF)		4,945	14,446	14,588	9,517	14,703	58,341
BUILDING FEATURES							
CLEAR HEIGHT		30'	36'	36'	36'	36'	30'-36'
TRUCK COURT DEPTH		125'	162'	162'	135'	185'	125'-185'
CAR PARKING		78	178	193	126	179	754
TRAILER PARKING		1	30	30	6	31	98
DOCK-HIGH DOORS		7	38	38	21	44	148
GROUND LEVEL DOORS		2	2	2	1	1	8
ZONING		Business Park	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Varies
CONSTRUCTION OVERVIEW							
CONSTRUCTION TYPE		Concrete Tilt Up	Concrete Tilt Up	Concrete Tilt Up	Concrete Tilt Up	Concrete Tilt Up	Concrete Tilt Up
COLUMN SPACING		60'x52'	50'x56'	50'x56'	50'x56	50' and 40'x56'	Varies
SPRINKLERS		ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
ELECTRICAL		3,000 amps	4,000 amps	4,000 amps	4,000 amps	4,000 amps	Varies
SKYLIGHTS		3%	3%	3%	3%	3%	3%

SITE PLAN & PROPERTY DETAILS



30'-36' Clear Height

148 DOCK HIGH Doors

8 GROUND LEVEL Doors

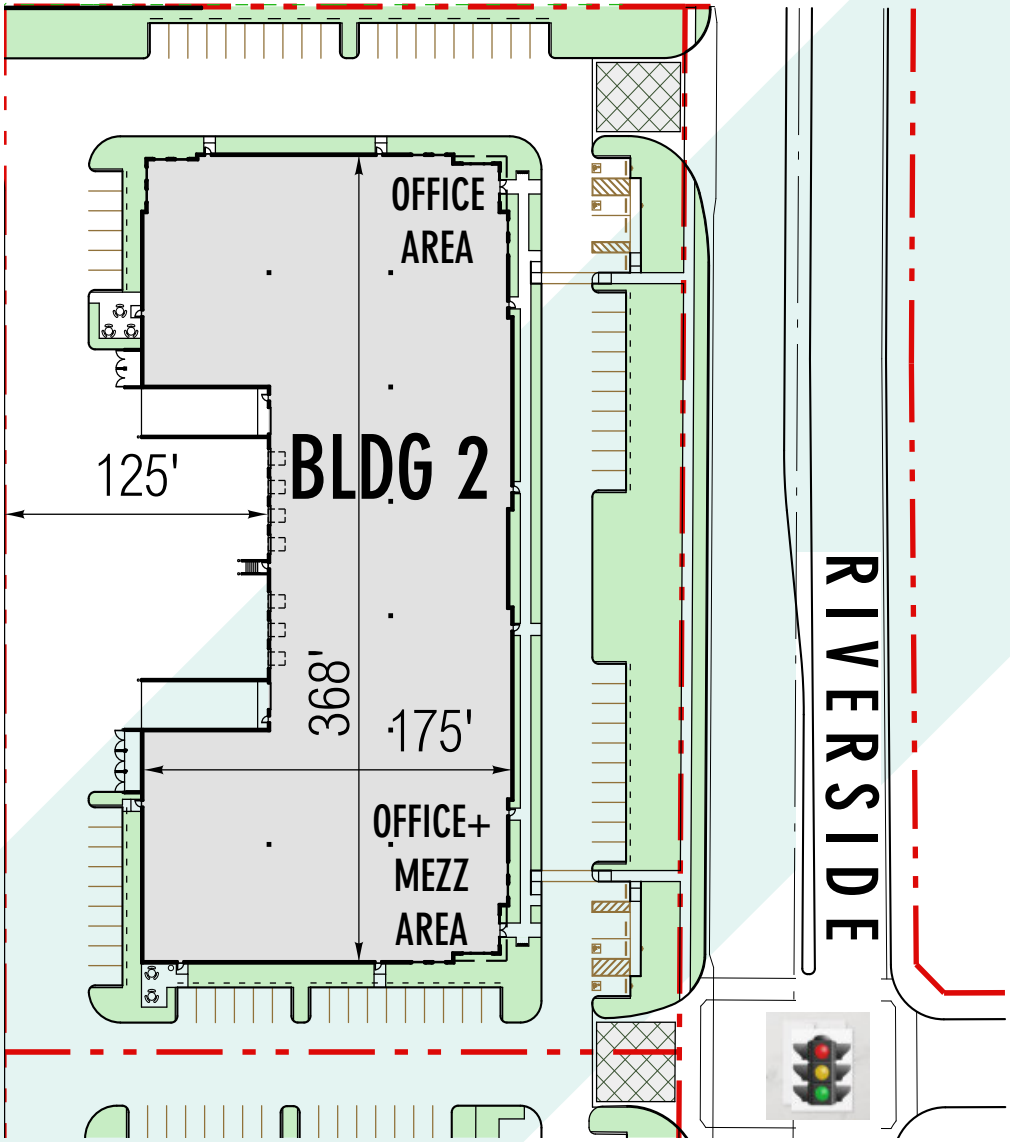
±98 TRAILER Parking

±754 Auto Parking

BUILDING TWO

4210 RIVERSIDE DR ONTARIO

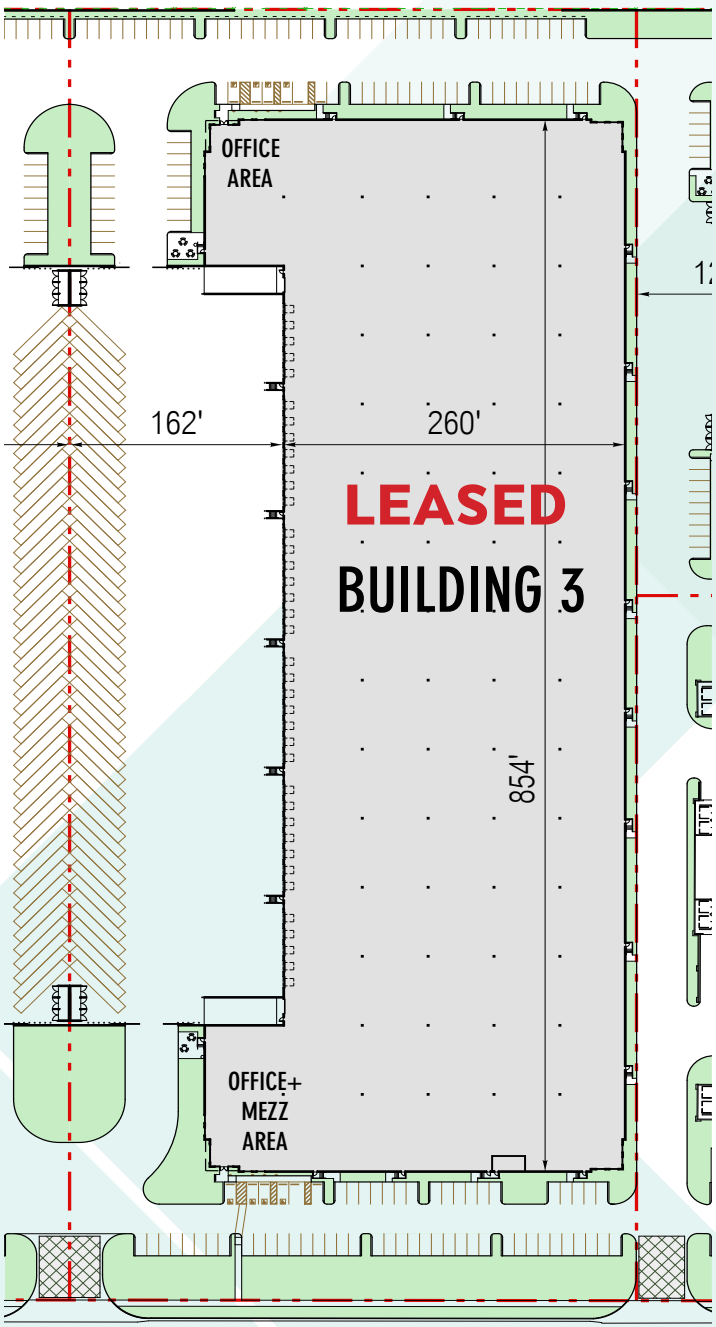
- ±59,530 SF distribution fulfillment center
- 30’ minimum clearance
- 7 dock-high loading doors
- 2 grade-level loading doors
- 175’ building depth
- 60’ X 52’ typical column bay spacing
- 60’ speed bay depth
- 3% skylights
- ±78 auto stalls
- 125’ concrete truck court
- Power: 3,000 amp, 277/480 volt, 3 Phase, 4 wire
- ESFR Fire Sprinkler System
- 6” warehouse slab 4,000 psi
- ±4,945 SF mezzanine (included in SF)
- office to suit



BUILDING THREE

3100 S HAMNER AVE ONTARIO

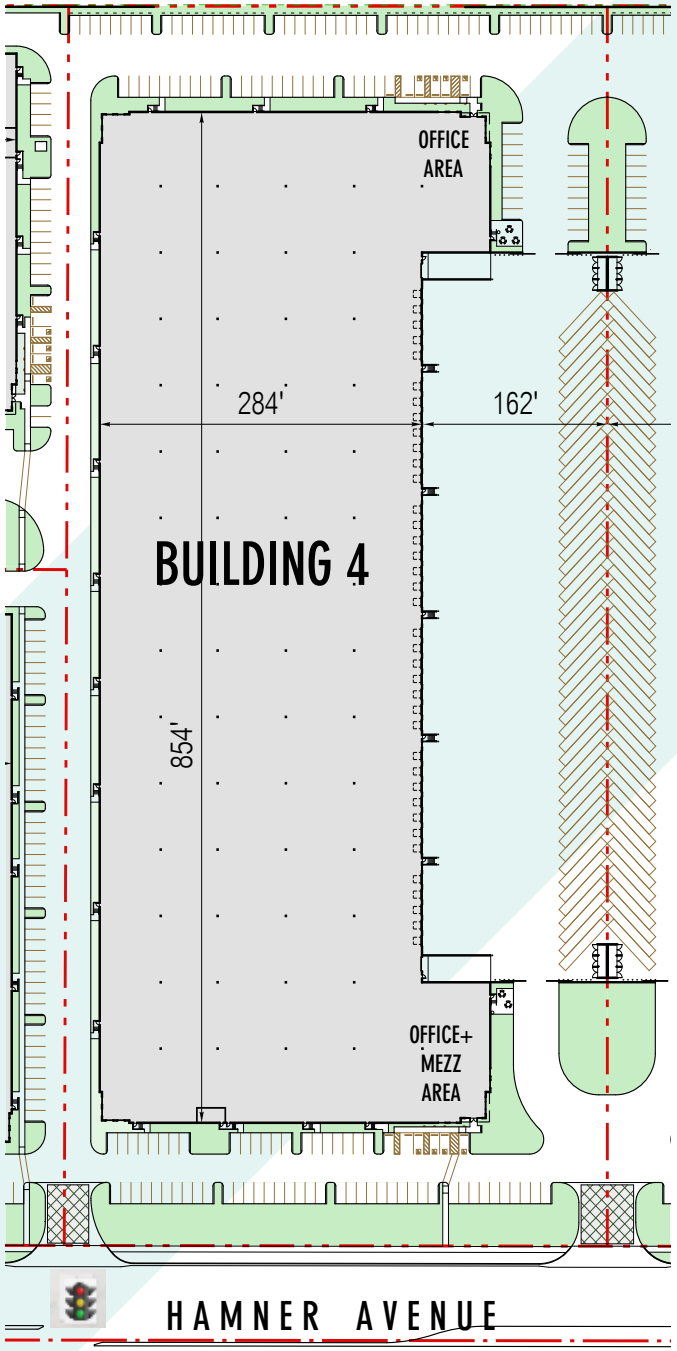
- ±250,369 SF distribution fulfillment center
- 36’ minimum clearance
- 38 dock-high loading doors
- 2 grade-level loading doors
- 260’ building depth
- 50’ X 56’ typical column bay spacing
- 50’ speed bay depth
- 3% skylights
- 30 trailer stalls
- ±178 auto stalls
- 162’ concrete truck court
- Power: 4,000 amp, 277/480 volt, 3 phase, 4 wire
- ESFR Fire Sprinkler System
- 7” warehouse slab 4,000 psi
- ±28,892 SF office (14,446 SF mezzanine)



BUILDING FOUR

3200 S HAMNER AVE ONTARIO

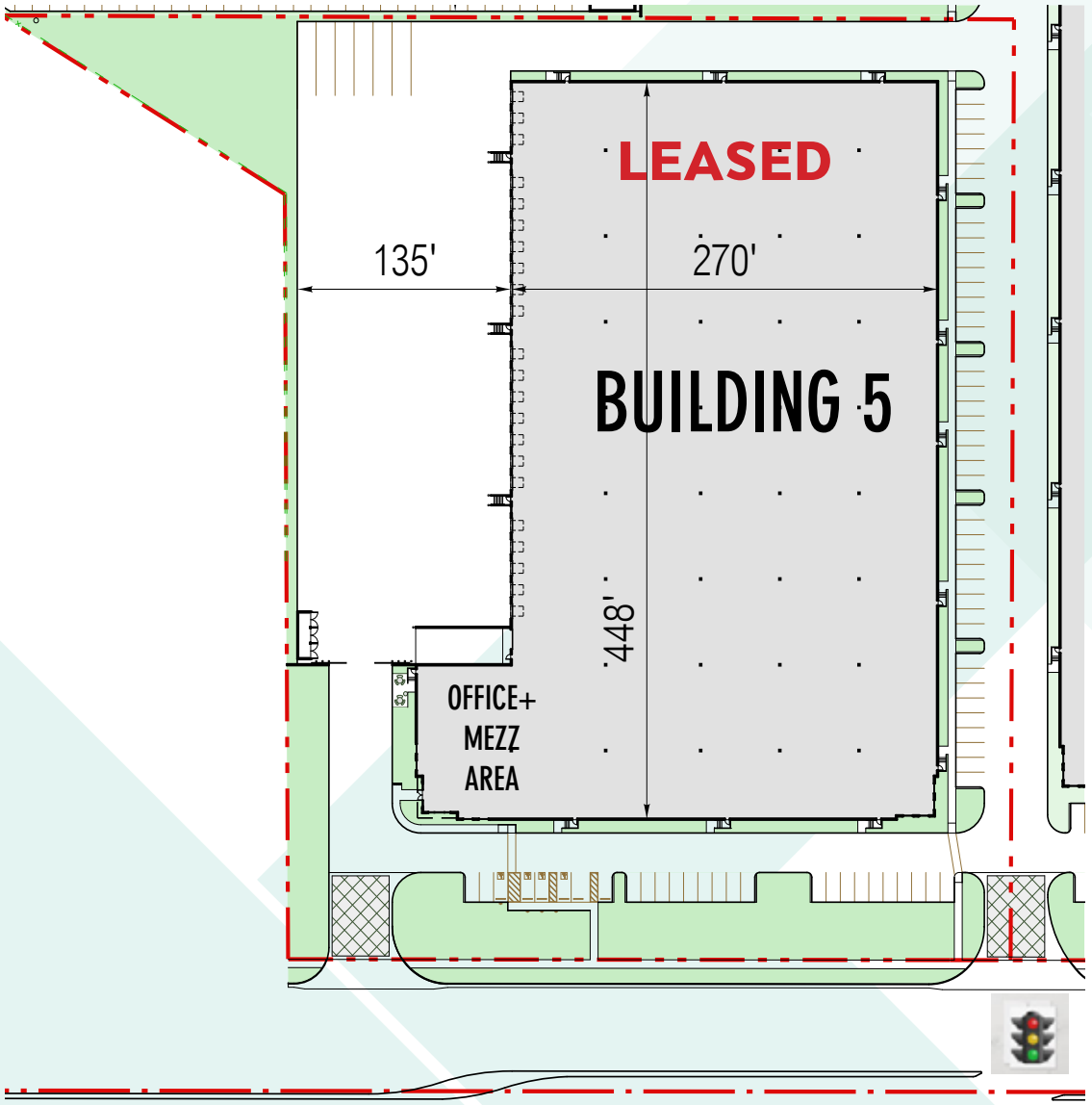
- ±270,865 SF distribution fulfillment center
- 36’ minimum clearance
- 38 dock-high loading doors (9’ by 10’)
- 2 grade-level loading doors (12’ by 15’)
- 284’ building depth
- 50’ X 56’ typical column bay spacing
- 50’ speed bay depth
- 3% skylights
- 30 trailer stalls
- ±193 auto stalls
- 162’ concrete truck court
- Power: 4,000 amp, 277/480 volt, 3 Phase, 4 wire
- ESFR Fire Sprinkler System
- 7” warehouse slab 4,000 psi
- office to suit



BUILDING FIVE

3350 S HAMNER AVE ONTARIO

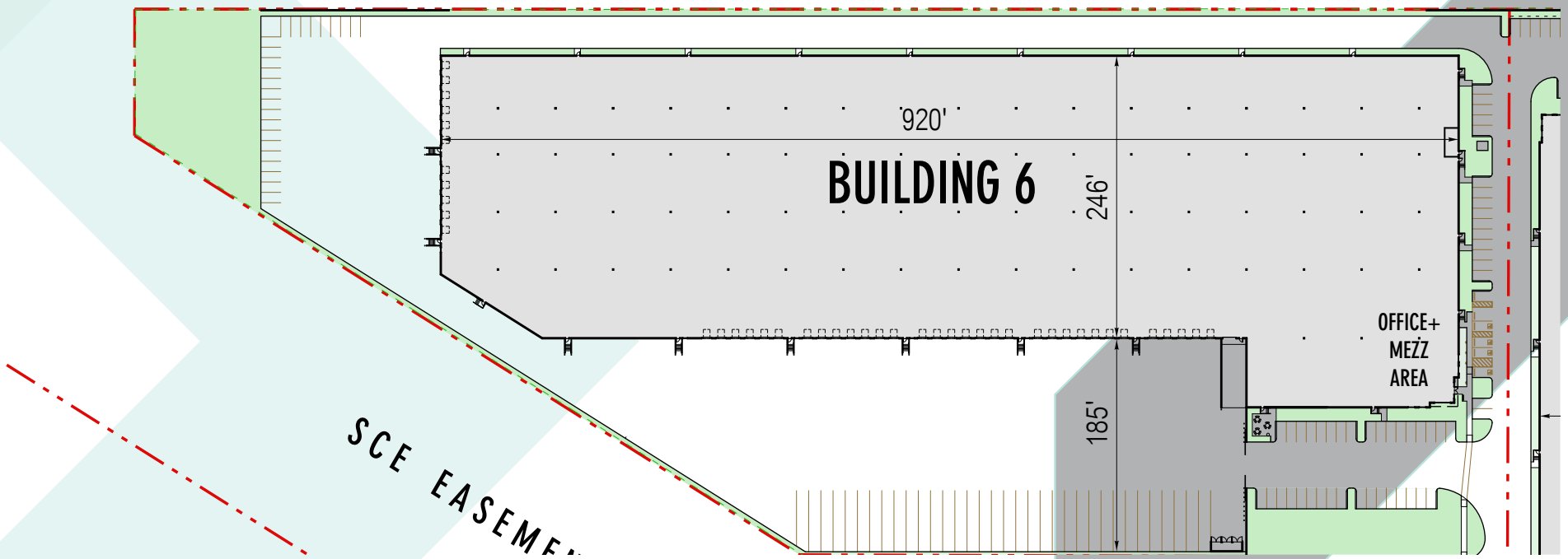
- ±136,853 SF distribution fulfillment center
- 36’ minimum clearance
- 21 dock-high loading doors
- 1 grade-level loading door
- 270’ building depth
- 50’ X 56’ typical column bay spacing
- 50’ speed bay depth
- 3% skylights
- 6 trailer stalls
- ±126 auto stalls
- 135’ concrete truck court
- Power: 4,000 amp, 277/480 volt, 3 Phase, 4 wire
- ESFR Fire Sprinkler System
- 7” warehouse slab 4,000 psi
- office to suit



BUILDING SIX

3310 S HAMNER ONTARIO

- ±249,822 SF distribution fulfillment center
- 36’ minimum clearance
- 44 dock-high loading doors
- 1 grade-level loading door
- 246’ building depth
- 50’ and 40’ X 56’ typical column bay spacing
- 50’ speed bay depth
- 3% skylights
- 31 trailer stalls
- ±179 auto stalls
- 185’ concrete truck court
- Power: 4,000 amp, 277/480 volt, 3 Phase, 4 wire
- ESFR Fire Sprinkler System
- 7” warehouse slab 4,000 psi
- office to suit



ONTARIO COMMERCE CENTER

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DEVELOPED BY

CROW HOLDINGS DEVELOPMENT

ELOY COVARRUBIAS
Executive Vice President
Lic. 01462376
+1 909 418 2284
eloy.cova@cbre.com

JOE WERDEIN
Executive Vice President
Lic. 01791235
+1 909 418 2285
joe.werdein@cbre.com

JEFF FRITCH
Senior Vice President
Lic. 01857956
+1 909 418 2075
jeff.fritch@cbre.com

GARRY JENKINS
Senior Associate
Lic. 02008115
+1 909 418 2147
garry.jenkins@cbre.com

CBRE

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