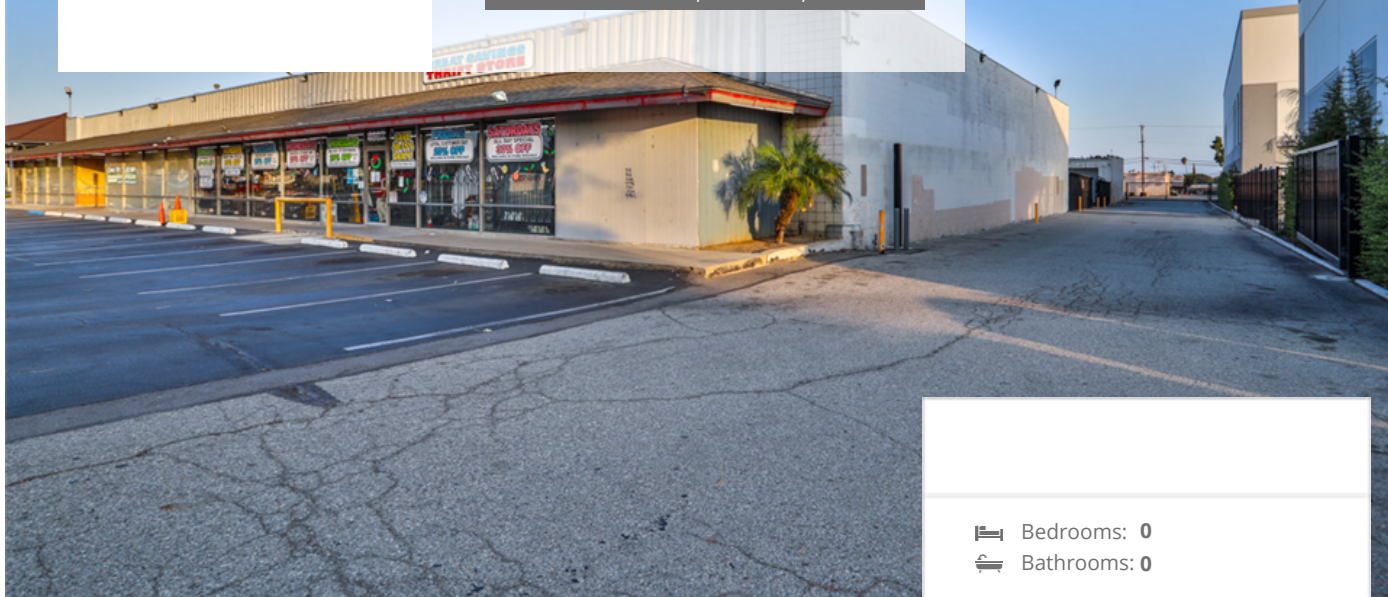




Prime 2.2 Acre Commercial & Industrial

4611 Holt Boulevard, Montclair, CA 91763



🛏 Bedrooms: 0  
🚿 Bathrooms: 0

**EXTRAS:**

- Living Space: 21,770 sq ft
- Lot Size: 95,832 sq ft

## Property Description

Prime 2.2-Acre Retail/Industrial Asset with Dual Access and Secured Yard

Unique Dual Zoning -Rare opportunity to acquire a highly functional, dual-zoned commercial/industrial property totaling 32,770 SF on 2.2 acres. The site consists of two freestanding buildings: approximately 21,770 SF of commercial showroom/retail space fronting Holt Blvd, and approximately 11,000 SF of light industrial/flex space at the rear, accessible via Brooks Street. The parcel features a private gated drive aisle, allowing full ingress/egress and truck circulation from Holt to Brooks, with a secured yard, under 35% lot coverage, and zoning flexibility for potential demising, redevelopment, or multi-tenant repositioning. Ideal for owner-users, logistics operators, and investors seeking a high-utility site with long-term upside in the Inland Empire. Potential lot split scenario, owner may entertain splitting lot and selling the commercial zoned section of the property if allowed by city.



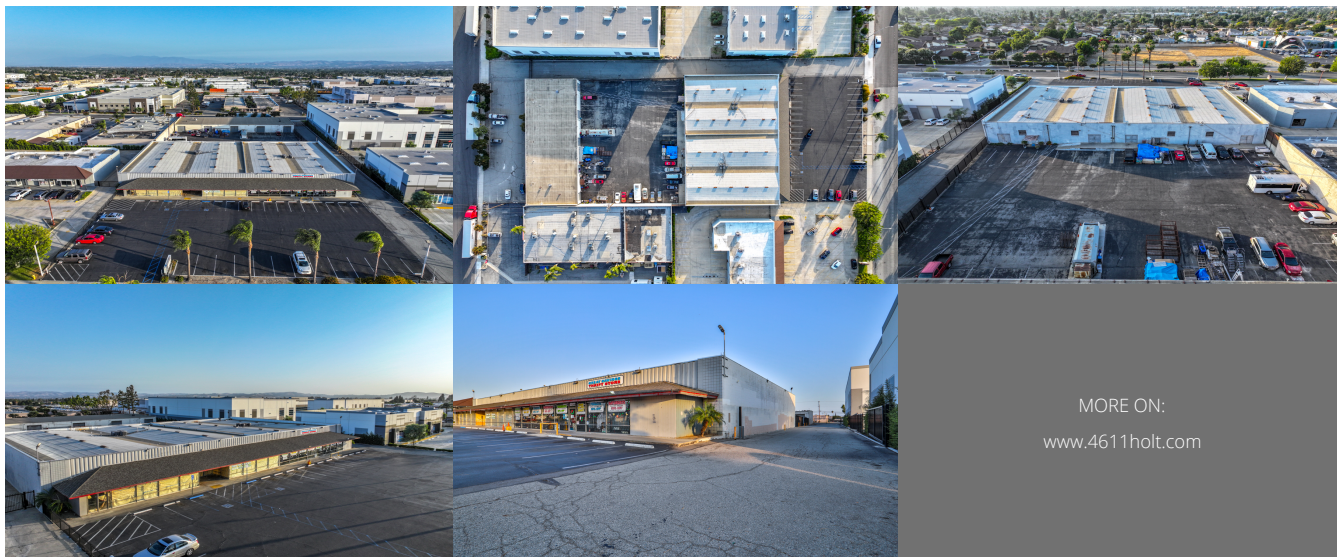
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