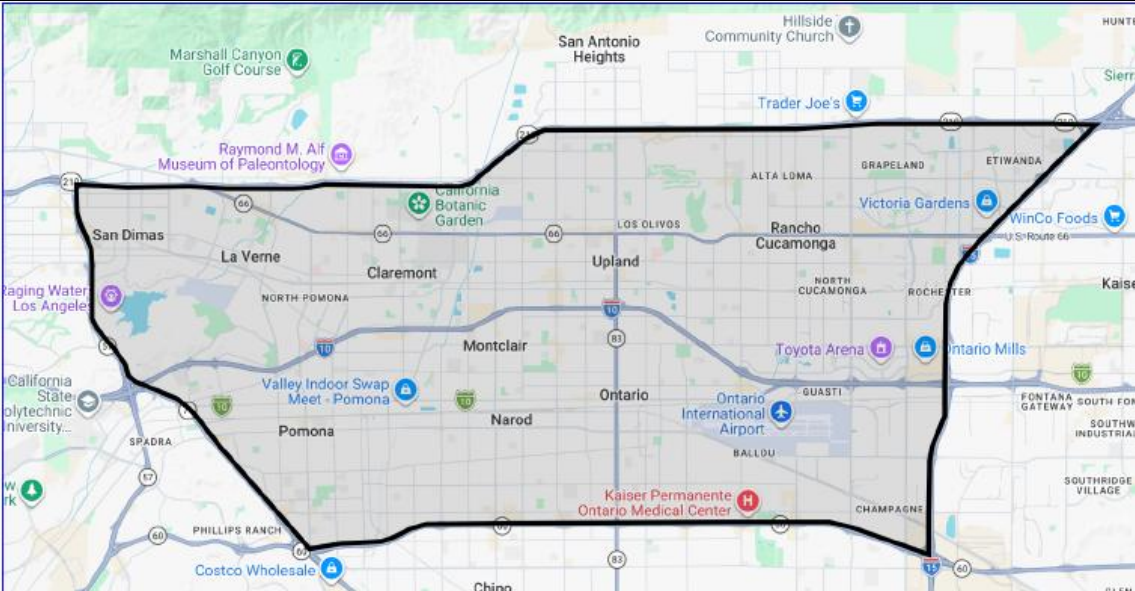




U.S. GOVERNMENT NOTICE OF LEASE REQUIREMENT

The General Services Administration (GSA) is seeking expressions of interest from owners and authorized representatives of properties meeting the following requirements:

State:	CA
City:	Montclair
Delineated Area:	North: Interstate 210 South: Highway 60 East: Interstate 15 West: Highway 71, Highway 57
	
Minimum Sq. Ft. (ABOA):	44,649
Maximum Sq. Ft. (ABOA):	46,881
Space Type:	Warehouse
Parking Spaces (Total):	54
Parking Spaces (Surface):	54
Parking Spaces (Structured):	0
Parking Spaces (Reserved):	54
Full Term:	10 years
Firm Term:	5 years
Additional Requirements:	1. Warehouse must accommodate 1,000 fully loaded 42-inch by 42-inch pallets stored on a racking system with four storage levels total (floor level plus three racking levels).

	2. Warehouse must have a minimum clear height of 30’. 3. Warehouse must have a minimum column spacing of 30’. 4. Site must accommodate 53-foot tractor-trailer operations, including adequate access, circulation, and loading areas.
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Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 1-percent-annual chance floodplain (formerly referred to as “100-year” floodplain).

Entities are advised to familiarize themselves with the telecommunications prohibitions outlined under Section 889 of the FY19 National Defense Authorization Act (NDAA), as implemented by the Federal Acquisition Regulation (FAR). For more information, visit: https://acquisition.gov/FAR-Case-2019-009/889_Part_B.

Expressions of Interest Must Include.

1. Building name and address.
2. Contact information and e-mail address of offeror’s representative.
3. ABOA SF and rentable square feet available, identifying the specific floors and square footages.
4. Asking full-service rental rate per ABOA SF and RSF inclusive of a standard GSA warm-lit shell, a tenant improvement allowance of \$43.78/ABOA SF, and a BSAC allowance of \$12/ABOA SF.
5. Operating costs per RSF included in the full-service rates.
6. Submission by anyone other than the owner or manager of a property must be accompanied by written consent from the ownership granting authority to the representative to provide the information to the Government.
7. Floor and site plans.
8. Quantity and dimensions of all roll-up doors and loading bay doors.

Expressions of Interest Due:	October 16, 2026
Market Survey (Estimated):	November 2026
Occupancy (Estimated):	On or before September 2028

Send Expressions of Interest to:

Name/Title:	Dan McGrath/ GSA Broker Contractor
Email Address:	daniel.j.mcgrath@gsa.gov

Government Contact Information:

Lease Contracting Officer	William Fletcher “Fletch”
Broker	Dan McGrath/ Carpenter/Robbins Commercial Real Estate, Inc.