

# 9177

CENTER AVENUE  
Rancho Cucamonga, CA 91730

**FOR SALE: PRIME IE WEST INDUSTRIAL**  
83,520 Square Feet | 4.76 Acres



*Vacant on November 1, 2024 | Tremendous IE West location in Rancho Cucamonga, CA*

**EXCLUSIVELY OFFERED BY:**

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# EXECUTIVE SUMMARY

## The Offering

NAI Capital is pleased to present the opportunity to acquire 9177 Center Avenue, Rancho Cucamonga, CA (The “Property”), a high-quality single tenant industrial building totaling 83,520 rentable square feet on 4.76 Acres of land in a prime Inland Empire West Location. Strategically located in the IE West, the City of Rancho Cucamonga provides access to a diverse work force that is valuable for manufacturing, warehousing, transportation, and e-commerce tenants. The property’s adjacency to the ONT international airport is ideal to service Southern California, with proximity to several major freeways including I-10, I-15, I-210, CA-60, and the I-215



## Property Specifications

### OVERVIEW

<b>Address:</b>	9177 Center Avenue, Rancho Cucamonga, CA
<b>Tenant:</b>	Balancefrom, LLC A California limited liability company
<b>Occupancy:</b>	100%
<b>Sub Market:</b>	Inland Empire West – Airport Area
<b>APN:</b>	0209-262-14; 023

### BUILDING FEATURES

<b>Year Built:</b>	1974
<b>Clear Ht:</b>	21’ minimum clear height
<b>Truck Court:</b>	Up to 125’ deep at East End
<b>Loading:</b>	11 DH   4 GL
<b>Zoning:</b>	NI – Neo Industrial
<b>Parking:</b>	110 Auto Parking Stalls

### SIZE

<b>Total Rentable Area:</b>	83,520 SF
<b>Land Size:</b>	4.76 Acres
<b>Office Area:</b>	2,257 SF
<b>Coverage:</b>	40% FAR

### CONSTRUCTION INFORMATION

<b>Type:</b>	Concrete Tilt Up
<b>Building Dimensions:</b>	345 LF x 240 LF
<b>Skylights:</b>	Installed
<b>Sprinklers:</b>	Wet Sprinkler System
<b>Power:</b>	4,000 Amps 277-480V Power







## RANCHO CUCAMONGA

**9177**  
CENTER AVENUE

57 MILES  
DRIVING DISTANCE TO  
LAX AIRPORT

57.6 MILES  
DRIVING DISTANCE TO  
POLA/POLB

46.2 MILES  
DRIVING DISTANCE TO  
SNA AIRPORT

2.2 MILES  
DRIVING DISTANCE TO  
LA-ONT AIRPORT

19.1 MILES  
DRIVING DISTANCE TO  
BNSF

# ABOUT THE INLAND EMPIRE

## The Inland Empire, CA Overview

The Inland Empire, spanning Riverside and San Bernardino counties, is a strategic hub for warehousing and logistics, favored for its geographic location, superior transportation infrastructure, economic benefits, and a robust labor force. Centrally located near major California markets and ports such as Los Angeles and Long Beach, the Inland Empire enables efficient distribution networks, crucial for businesses needing fast and cost-effective shipping solutions.

The region's extensive network of key freeways, along with the Ontario International Airport and strong rail links, supports high-capacity logistics operations, facilitating easy movement of goods to and from major distribution points.

Offering lower land and development costs compared to coastal areas, along with favorable zoning for industrial growth, the Inland Empire attracts substantial warehousing investments, making it an economically attractive locale for new and expanding businesses.

With a large, skilled workforce bolstered by local educational institutions focused on logistics and supply chain management, the area ensures a steady supply of qualified personnel to support these industry's demands.

These collective advantages make the Inland Empire a prime location for businesses looking to optimize their warehousing and logistical operations, ensuring efficiency and growth in a competitive market.





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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**LEE | CHANG  
KUEHN | FUA**