

FOR LEASE

±107,541 • ±262,981 • ±611,574 SF

IEW LOGISTICS CENTER

9th Street & Vineyard Ave | Rancho Cucamonga, CA 91730



EXCLUSIVELY MARKETING BY:

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PROJECT HIGHLIGHTS

IEW LOGISTICS CENTER
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3 Buildings Available (±107,541 • ±262,981 • ±611,574 SF)

Campus Environment

Executive Offices Ranging Between ±4,000 - ±5,000 Square Feet

36' - 42' Minimum Clearance

135' - 240' Secured Concrete Truck Court

(134) Dock High Loading Doors (9' x 10') Total

(7) Grade Level Doors (12' x 14') Total

(168) Trailer Parking Spaces Total

(362) Auto Parking Spaces Total

7"-8" Thick Warehouse Slab with 4,000 PSI

56'-58' x 50' Typical Column Spacing (60' at Speed Bay)

ESFR Sprinkler System

2.5% Skylights

2,000 - 4,000 AMP Panels, 277/480V w/ 4,000 - 8,000 AMP UGPS

MM-80 Joint Filler throughout the Warehouses

Concrete Paving Throughout Entire Project

20 Auto Parking Stalls with Electrical Vehicle (EV) Charging Total

50 Auto Parking Stalls will be EV Ready Total

Solar Ready Roof for Rooftop Solar Photovoltaic (PV) System

Leadership in Energy and Environmental Design (LEED) Certified (Planned)

Easy Access to the I-10, I-15 & SR-60 Freeways

BUILDING 1 HIGHLIGHTS

IEW LOGISTICS CENTER
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Building SF:	±611,574 Square Foot Building
Office SF:	±4,000 Square Foot Executive Office
Clear Height:	42' Minimum Clearance (6" inside first column)
Truck Court:	North Truck Court: 240' Secured Concrete Truck Court South Truck Court: 188' Secured Concrete Truck Court
Dock High Doors:	(94) Dock High Loading Doors (9' x 10')
Grade Level Doors:	(3) Grade Level Doors (12' x 14')
Trailer Parking:	(126) Trailer Parking Spaces
Auto Parking:	(192) Auto Parking Spaces
Slab:	8" Thick Warehouse Slab with 4,000 PSI
Column Spacing:	58' x 50' Typical Column Spacing (60' at Speed Bay)
Fire Sprinklers:	ESFR Sprinkler System
Skylights:	2.5% Skylights
Power:	4,000 AMP Panel, 277/480V w/ 8,000 AMP UGPS
MM80:	MM-80 Joint Filler throughout the Warehouse
Site Paving:	Concrete Paving Throughout Entire Project
EV Charging:	10 Auto Parking Stalls with Electrical Vehicle (EV) Charging
EV Ready:	24 Auto Parking Stalls will be EV Ready
Solar:	Solar Ready Roof for Rooftop Solar Photovoltaic (PV) System
LEED:	Leadership in Energy and Environmental Design (LEED) Certified (Planned)
Fwy. Access:	Easy Access to the I-10, I-15 & SR-60 Freeways



BUILDING 2 HIGHLIGHTS

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Building SF:	±107,541 Square Foot Building
Office SF:	±4,000 Square Foot Executive Office (2 Story)
Clear Height:	36' Minimum Clearance (6" inside first column)
Truck Court:	135' Secured Concrete Truck Court
Dock High Doors:	(12) Dock High Loading Doors (9' x 10')
Grade Level Doors:	(2) Grade Level Doors (12' x 14')
Trailer Parking:	(12) Trailer Parking Spaces
Auto Parking:	(62) Auto Parking Spaces
Slab:	7" Thick Warehouse Slab with 4,000 PSI
Column Spacing:	56' x 50' Typical Column Spacing (60' at Speed Bay)
Fire Sprinklers:	ESFR Sprinkler System
Skylights:	2.5% Skylights
Power:	2,000 AMP Panel, 277/480V w/ 4,000 AMP UGPS
MM80:	MM-80 Joint Filler throughout the Warehouse
Site Paving:	Concrete Paving Throughout Entire Project
EV Charging:	4 Auto Parking Stalls with Electrical Vehicle (EV) Charging
EV Ready:	8 Auto Parking Stalls will be EV Ready
Solar:	Solar Ready Roof for Rooftop Solar Photovoltaic (PV) System
LEED:	Leadership in Energy and Environmental Design (LEED) Certified (Planned)
Fwy. Access:	Easy Access to the I-10, I-15 & SR-60 Freeways



BUILDING 3 HIGHLIGHTS

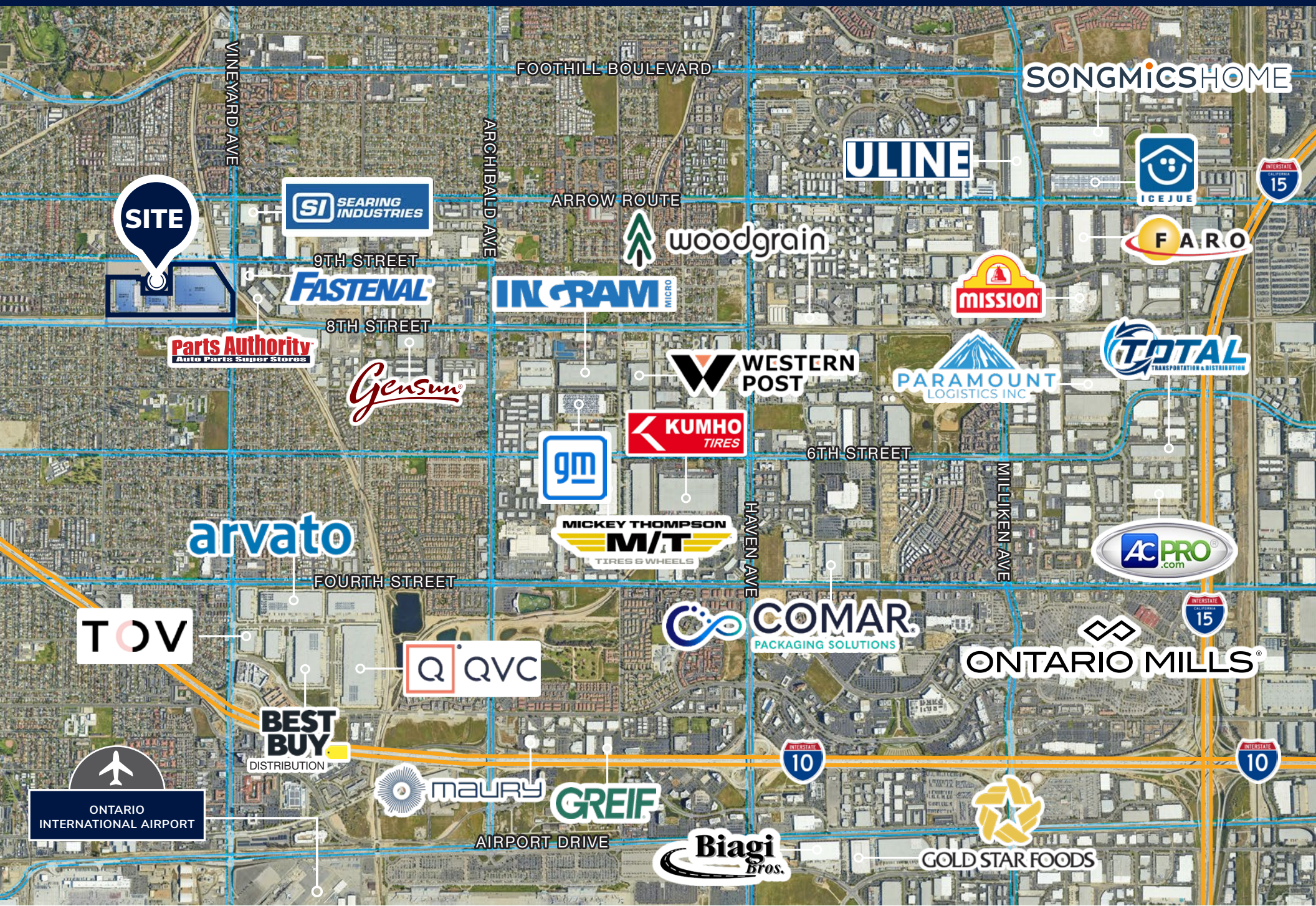
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Building SF:	±262,981 Square Foot Building
Office SF:	±5,000 Square Foot Executive Office (2 Story)
Clear Height:	36' Minimum Clearance (6" inside first column)
Truck Court:	185' Secured Concrete Truck Court
Dock High Doors:	(28) Dock High Loading Doors (9' x 10')
Grade Level Doors:	(2) Grade Level Doors (12' x 14')
Trailer Parking:	(30) Trailer Parking Spaces
Auto Parking:	(108) Auto Parking Spaces
Slab:	7" Thick Warehouse Slab with 4,000 PSI
Column Spacing:	58' x 50' Typical Column Spacing (60' at Speed Bay)
Fire Sprinklers:	ESFR Sprinkler System
Skylights:	2.5% Skylights
Power:	4,000 AMP Panel, 277/480V w/ 8,000 AMP UGPS
MM80:	MM-80 Joint Filler throughout the Warehouse
Site Paving:	Concrete Paving Throughout Entire Project
EV Charging:	6 Auto Parking Stalls with Electrical Vehicle (EV) Charging
EV Ready:	18 Auto Parking Stalls will be EV Ready
Solar:	Solar Ready Roof for Rooftop Solar Photovoltaic (PV) System
LEED:	Leadership in Energy and Environmental Design (LEED) Certified (Planned)
Fwy. Access:	Easy Access to the I-10, I-15 & SR-60 Freeways



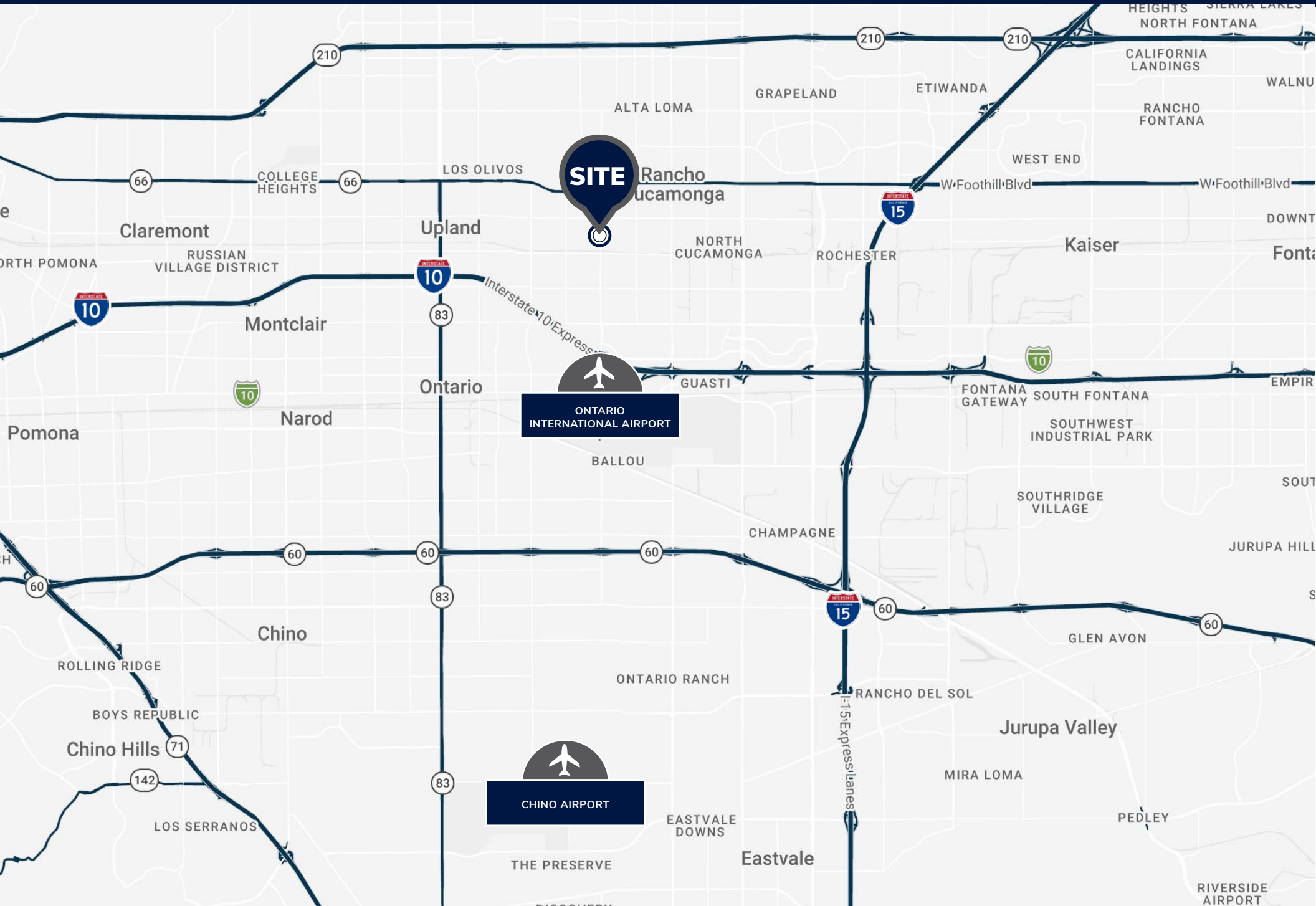
TENANT MAP

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LOCATION MAP

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REGIONAL MAP

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IN PARTNERSHIP WITH:



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