



9850 6<sup>th</sup> Street, Rancho Cucamonga, CA 91730

## FEATURES

- Freestanding building
- Low HOA
- 6<sup>th</sup> Street frontage
- 2 trailer parking spaces
- Power expandable to 400amps if needed.

**Asking: \$5,078,160.00**

**Fully installed pallet racks and electrical chargers for forklifts also available.**

Features:

- 14,106 rsf industrial warehouse.
- Approximately 3,170 sf of 2 story office
- 22' ceiling clearance
- 2 GL / 1 DH Ground level doors 12'w x 14'h
- Power: 200a/277/480v/3 phase (tenant to verify)
- HVAC for office area.

## PRESENTED BY

### Warren Tsang

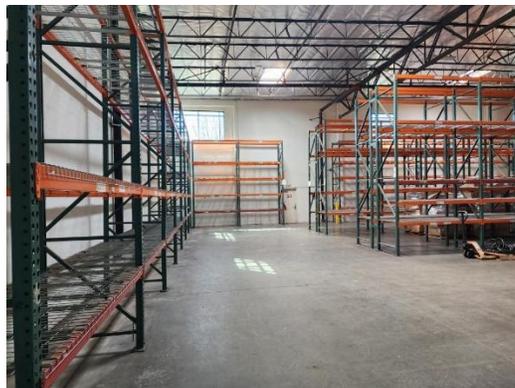
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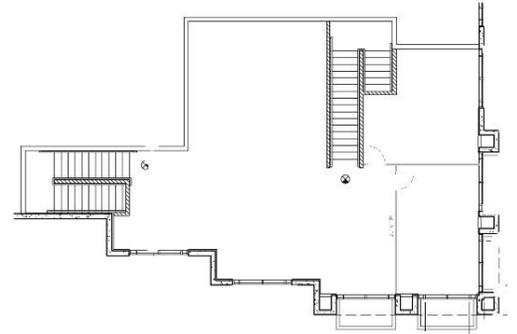
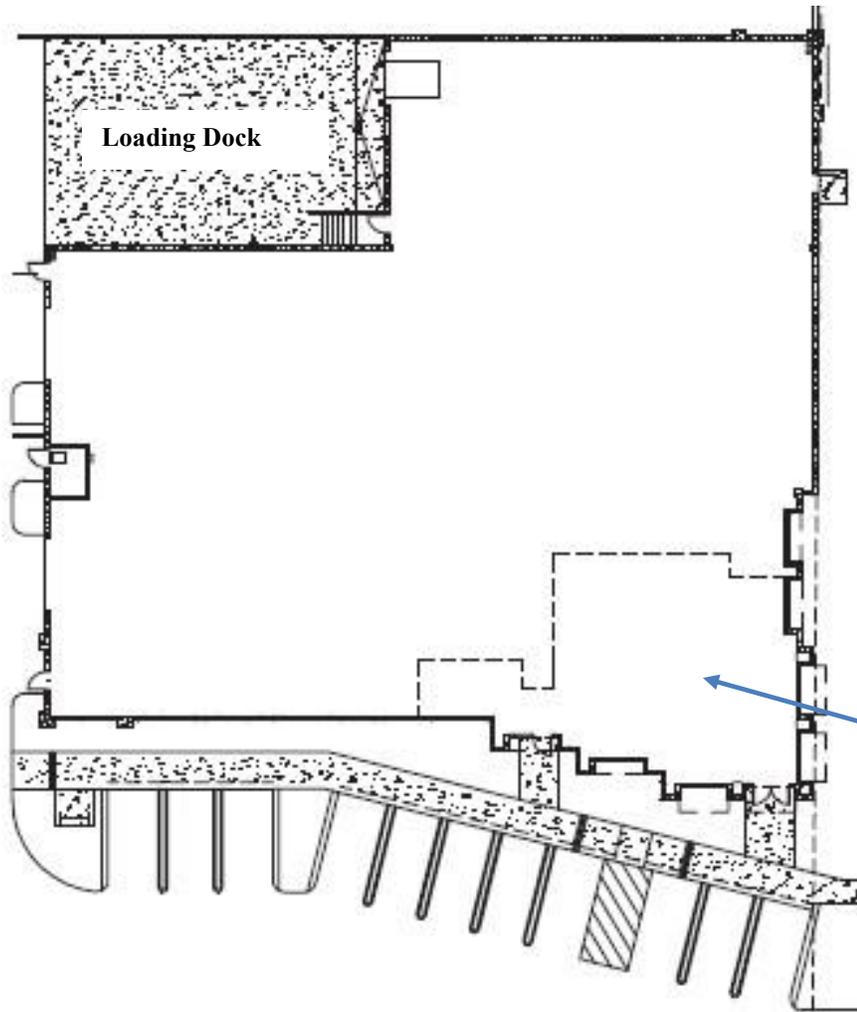
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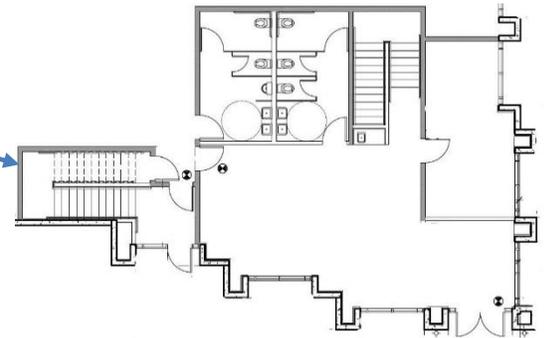
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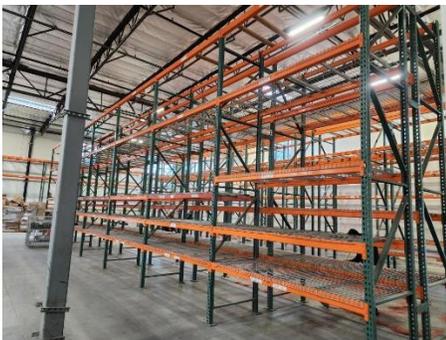
# 9850 Sixth Street, Rancho Cucamonga Site Plan/Floor Plan



**2nd Floor Office  
(Mezzanine)**



**1st Floor Office**



### For more information, contact:

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\*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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