

IMPROVEMENTS NEARING COMPLETION

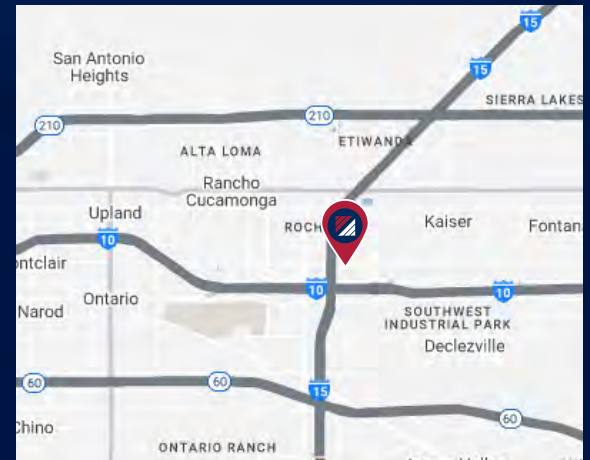


FOR LEASE | ±17,304 SF

12220 FOURTH ST. | RANCHO CUCAMONGA, CA

PROPERTY HIGHLIGHTS

- ±17,304 SF
- ±900 SF of Office Space
- Concrete Tilt-Up Construction
- 1 Internal Dock High Truck Well with Leveler
- 1 Ground Level Door
- ±18' Minimum Clear Height
- Skylights in Warehouse
- 400 Amps, 277/480 Volts, 3 Phase, 4 Wire (Verify)
- Sprinklered (.33/3000)
- Secured/Fenced Parking
- Easy access to I-10 and I-15 Freeways
- Industrial Employment (IE) Zoning (Confirm Uses)
- Ready For Immediate Occupancy – Tours By Appointment Only
- Property Outline Shown is Approximate



FOR MORE INFORMATION, PLEASE CONTACT:

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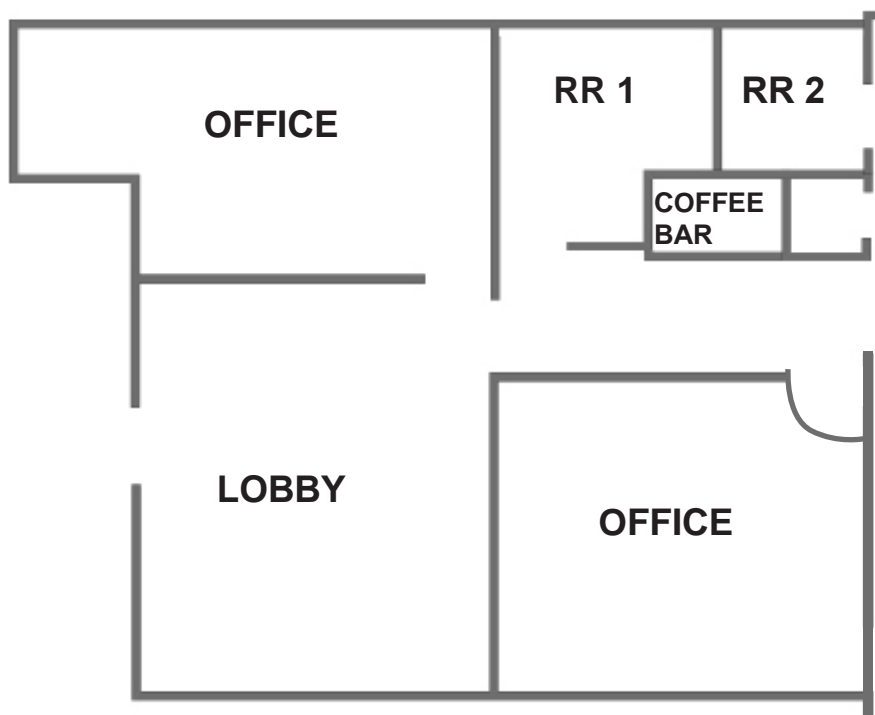
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FLOOR PLAN



*NOT TO SCALE

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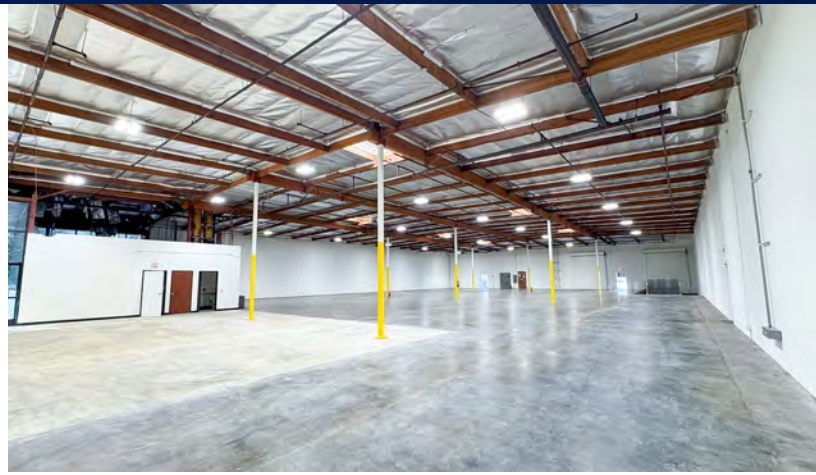
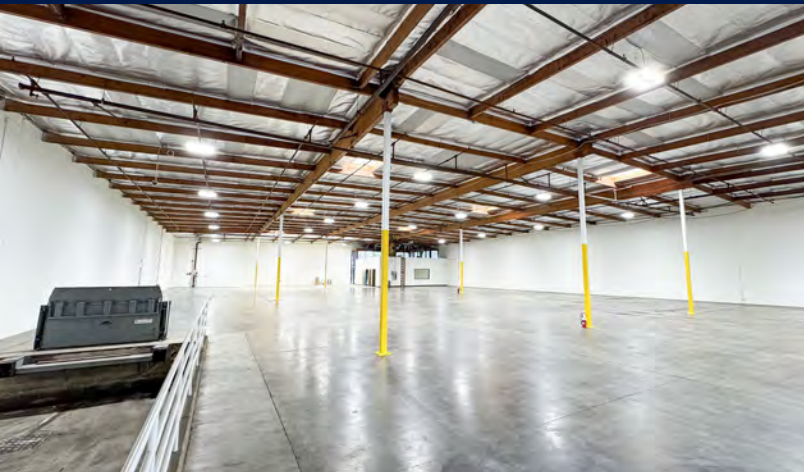
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SOURCE: WCL Consulting 2025 SoCal Container Drayage Rate Survey Report



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